

April 25, 2019
7 Bacchus Circle
Hanover, NH 03755
Zoning Board of Adjustment
Town of Hanover, New Hampshire

Case No. 25015/014-Z2019-10

We are writing to state our objections to the recent ZBA rehearing of a special zoning exemption for the proposed Christ Redeemer Church on Greensboro Road.

We live at 7 Bacchus Circle in the Velvet Rocks community. Our community abuts the CRC property. Reviewing the March 28, 2019 document that reversed a prior decision to decline the CRC's proposal, we believe the ZBA recent reversal is unwarranted.

First, as many abutters have stated the CRC proposal is inappropriate in size and proposed use. It will destroy the character of our neighborhood and negatively impact our quality of life. Second, we agree with our neighbors that the CRC will result in high-intensity use, noise, intense lighting, increased traffic, hazards to pedestrians and cyclists, and potential increased flooding.

It appears to us that the ZBA reversed their initial decision to disapprove the CRC proposal based on faulty interpretation of the RLUIPA statute and fear of litigation over this matter.

The ZBA GRANTED the special exception with several conditions and restrictions, many of which will be unrealistic to enforce such as traffic, hours of operation, noise, parking and "nonprofit and community Activities."

If the CRC is built, it seems certain to us that the ZBA's limitations will be challenged under RLUIPA as a restriction on their religious liberty. We urge the ZBA to rehear this case.

Sincerely,
Dianne L. Levine
Gary M. Levine

April 25, 2019

Zoning Board of Adjustment
Town of Hanover, New Hampshire
Case No. 25015/014-Z2019-10

To: The Town of Hanover, Zoning Board of Adjustment
From: Tracy Smith, 80 Greensboro Road, Hanover, NH 03755

I feel really disappointed and frustrated that our Hanover Zoning Board of Adjustment, citizens who are volunteering their time to make certain that guidelines are followed and in place to protect the life that we so cherish about living in Hanover, have voted to accept the building of CRC on Greensboro Road

I am disappointed that in spite of numerous verbal testimonies, letters, outside expert calculations, as well as site visits over the last year or so, it feels as though the Board really paid no attention to those of us who have the largest stake in this decision...those of us who either LIVE next to or close to or across the street from...the proposed development. Who can we turn to for town support to truly listen to our concerns? It seems to me that those with the "biggest wedge of the pie", wins. In this case, the lawyers, the realtors, and ultimately a very large church wins. They get what they want.

But my biggest regret is that the Hanover Zoning Board ignored its own citizens. It's just very sad. We live, bike, walk, stroll with new babies, run, roller ski dry training along our street. We are a NEIGHBORHOOD. I feel that we have no town officials watching out for us. It feels as though this opening is just the beginning of rethinking other developments in the town borders. What can ordinary citizens do to prevent this from happening to the next project that happens to be of a religious nature? How big is too big? How far is big business willing to go to get what they want?

Okay... so you, the Board, has agreed to this proposal now, but with "conditions." Who is going to monitor those conditions... windows closed, numbers of cars, restriction on church attendees, traffic coordinator, restricted hours of operation, overnight occupancy, rental, noise, lights?

My apologies...I know I get wordy and agitated when something comes so close to my heart. Well, this topic certainly hits that cord. Please reconsider your decision and grant the Request for Rehearing. I am in complete support of Jeff and Lara Acker's request.

Thank you.

Tracy Smith
80 Greensboro Road
Hanover, New Hampshire 03755

TO: Zoning Board of Adjustment
Town of Hanover, New Hampshire
Case No. 25015/014-Z2019-10

Dear Hanover Zoning Board of Adjustment (ZBA),

This letter is to support the Ackers request for a rehearing where we express our concerns about the CRC project and its negative impact on our neighbourhood. Hanover has been consistently ranked over years as one of the best towns to live in the USA. This is probably due to the combination of many factors such as the safe environment with low crime rates, household income above average of US households, high educational level of the residents, and excellent amenities for a small town. A town is largely defined by the residents and the appeal of the town attracts good residents. One of the important appeals of Hanover is the zoning that has maintained the town pleasant to reside by not permitting mall-scale structures in residential areas.

The construction of a large church with a footprint of 13,400 sq ft, total finished area of 21,000, a paved and lit parking lot for 113 cars, and associated driveways and service areas is completely at odds with the character of the neighbourhood for which it is planned. It will consequently have a strong negative impact on the Greensboro neighbourhood. More practically, the CRC structure and its massive parking lot and associated traffic, all of which will grow as the church realises its ambitions of attracting an increasing congregation, will devalue all property in the Greensboro neighbourhood including our house in Velvet Rocks. The proposed church presents not only an aesthetic problem, but also a threat to the safety of residents who will be endangered by the added traffic, as well as a large and damaging increase to water runoff especially from the extensive paved areas. Beyond heightened flood and traffic risks, the noise and visual pollution associated with the church complex and its operations (including not only cars, but also delivery and maintenance vehicles and HVAC systems) will inhibit the peaceful enjoyment of our properties which as residents we are entitled to.

The CRC structure and parking lot are actually of a scale comparable to or in excess of that of all commercial complexes in Hanover, all of which are located in close proximity to the town's downtown, and therefore does not belong in a residential zone dominated by single-family dwellings and with a rural like character as Greensboro Rd.

Much of the above was noted in the findings of fact in the documents prepared to account for the two sets of deliberations (November 12 and December 6, 2018 and March 21 and 28, 2019) which you held on the CRC project. It therefore came as a surprise that your second deliberations reversed the conclusions of the first. The footprint of the project, including vehicle-related areas and the church building remain of a scale in excess of all commercial and religious developments (e.g. Hanover Co-op) in the vicinity, and the concomitant impact on the watershed and visual appearance of the neighborhood remain invariant notwithstanding the proposed reduction in seating to 300 in the auditorium. Furthermore, there is little qualitative difference between 300 and 400 people visiting the church at one time, and given the CRC's clearly stated plans for growth, CRC will either increase the number of church

events (running, among other things, two or more Sunday services and multiplying the social gatherings of smaller groups throughout the week) to cater to its expanding congregation, or petition the town for a variance on the seating, or both. At the same time, the parking lot, while larger than Hanover Co-Op or Ray School or CVS (~65 cars) parking lots, remains underdimensioned for the current, let alone future, scale of the church attendeeship, including members and their guests. Given that the only possible immediate outcome of such a mismatch between auditorium space and parking spaces will be excessive on-street parking, there will be immense pressure to further increase the size of the CRC parking lot to well beyond its existing scale.

Furthermore, the decision by the ZBA to "limit" the usage of the church to 7:00 AM – 9:00 PM weekdays and 8:00 AM – 9:00 PM weekends as one of the conditions to grant a special exception, does not reduce the intense use of the CRC facilities and parking lot and it means that there is no protection for the residents to have a quiet time during normal waking hours where there would be no traffic or activity related to CRC intense activity.

In summary, we as residents who chose to live in Hanover, and also in Velvet Rocks, due to the rural character, strongly oppose the CRC project since it will irreparably destroy Velvet Rocks and Greensboro Rd as we know it today, seriously stressing both a delicate environment as well the current residents. In addition, the reversal of your original decision not to allow the project to go forward will provide a precedent to permit developments throughout other residential areas in Hanover of similar scope, with irreversible damage to the quality of life in Hanover which is your duty to protect.

Sincerely,
Yeong-Ah Soh, Gabriel Aeppli, and Ingrid Zimmermann

2 Ceres Drive
Hanover
NH 03755

April 24, 2019.

Zoning Board of Adjustment
Town of Hanover
Case No. 25015/014 - Z 2019 - 10

To the members of the Zoning Board of Adjustment:

I am a resident of the Velvet Rocks community, living at 5 Aurora Dr. I am extremely concerned that the Board has granted Christ Redeemer Church (CRC) the special exception regarding use - thereby stating that the Board has concluded that the project will not have a negative impact on the neighborhood. I argue that there will be numerous negative impacts; I will concentrate on the two that I find the most egregious: water runoff and lights.

Water Runoff

Many members of the neighborhood who live along Greensboro Rd. have testified to the severe damage that has occurred to their properties over the years due to the vast amounts of water that flow from higher land down to and across the road. This is natural, given the topography of the area. The impact of this phenomenon has been hugely exacerbated with the advent of several housing developments. There are 5 of these along the Greensboro Rd., which stretches from Route 20 to the Great Hollow Rd./Etna Rd. intersection: College Hill, Velvet Rocks, Silent Brook, Berrill Farms, and Cushings Corner.

I will give the benefit of the doubt to the engineers involved in these construction projects that their calculations for ensuring that there would not be any water issues were in compliance with all local, state and national regulations. However, the evidence shows that these regulations were not sufficient to prevent severe water problems. Nature won out. It is impossible that CRC does not realize this. I will also give the benefit of the doubt to the engineers of the currently proposed project that their calculations are in compliance with today's regulations. How can anyone be assured that this time compliance will be sufficient? Certainly CCR realizes this uncertainty. Nonetheless, they push ahead. Even if they are acting legally, they are not acting morally, knowing that their massive project may very well worsen the water damage that many people have been struggling with for many years. I find this reasoning unacceptable, especially coming from a church. Churches are supposed to be all about morality.

Lighting

One of the most compelling reasons why my husband and I chose the Velvet Rocks community 5 years ago when we were looking to downsize was its tranquility. Contributing greatly to that was the absence of streetlights. One could walk around the place at night without the glare of lights. The stars were clearly visible against the dark sky. It was heavenly. If CCR's proposal is granted, there will be much bothersome light emanating after dark from their property. The majority of this

light will come from the parking lot, which will be very large - large enough to accommodate 113 cars. Although the fixtures will be the type that push the light downward, there will be considerable light going outwards in all directions. The residents of Velvet Rocks will be hugely negatively impacted, since their homes are extremely close to the parking lot, which will extend to the easterly border of CCR, within yards of Velvet Rocks Drive. At night, looking down on this sea of lights will be the equivalent of seeing the lights of the malls on Route 12 A as one descends Route 89, approaching the Connecticut River. This scenario is in violent contrast to the "unlit" nature of Greensboro Rd.

Respectfully,

Pieter Birnie
5 Aurora Way
Velvet Rocks

April 24, 2019

Zoning Board of Adjustment
Town of Hanover, New Hampshire
Case # 25015-Z2019-10

Re: Request for Rehearing

Dear Members of the Zoning Board:

I am writing this letter in support of the request for rehearing in this case. My husband and I are not abutters but we are neighbors.

We are gravely concerned about the proposed church on Greensboro Road on several levels. I would like to address two of our concerns.

Traffic on Greensboro Road is terrible. There are cars, trucks and busses traveling our country road and few people abide by the speed limit. The road has no sidewalk and for the most part there are narrow or no shoulders on the road, and it is even worse in the winter when there are large snow banks. Those of us who walk on the road know that Sunday mornings are the only safe time to walk. The addition of 113 vehicles (or more when you consider dropping off and picking up) and possibly shuttle busses will only add to the abysmal conditions that already exist.

Additionally, we have concerns about the large parking lot which will have an effect on wetlands and vernal pools and will obviously impact wildlife which are being pushed into ever smaller areas.

Run off from the lot and the sizable building to the already stressed abutters is inevitable. Houses have been damaged from run off in the past. It can only get worse.

For these reasons, we request that you reconsider your prior findings.

Thank you for your attention to this matter.

Sincerely,

Roger and Carol Sloboda

April 25, 2019

3 Hollenbeck Ln
Hanover, NH 03755

Zoning Board of Adjustment
Town of Hanover
Case No 25015/014-Z2019-10

Dear Sirs and Madam,

I would like to go on record in support of the Acker's request for rehearing of the zoning decision, case number 25015/014-Z2019-10.

I attended the Zoning Board appeal and was shocked by what I witnessed. Arranged before those in attendance were well spoken, erudite members of the Zoning Board who allowed themselves to enter into a Mad Hatters Party of absurd discussion that bordered on the frivolous. The arguments presented in a Public Hearing were self referential and repeatedly without any connection to the matters as presented. The Public Record of the meeting, if examined, will confirm all that I am saying. There were multiple examples where the members present did not know which paragraph or page or subsection they were collectively referring to. Single words were debated at length yet entire paragraphs were eliminated wholesale without much discussion. Add to that the confusion and errors over the basic math of the calculation of size and impact, the ridiculous, unenforceable restrictions that were suggested, the use of meaningless comparisons of Churches in the area and a near total disinterest in the realities of what the obvious and unstated future plans of the Church Fathers are was almost beyond belief! At NO TIME did I hear or was there even a passing suggestion of the Board's responsibility to those of us who live here and pay Taxes to the Town of Hanover. The take home message was that the Board was abdicating their sworn duty because it was messy and the threats by the Church were frightening. It was shameful display that can not be understood as anything other than as a dereliction. I can only hope that a just and reasonable way forward will emerge.

Clearly there are "other" forces at play and who knows what, if any, conflict of interest or compromise has gone on in this process. I firmly believe that the Church has partnered with Developers who want nothing more than to monetize the last neighborhood in Hanover that can effectively and profitably be developed. The master plan footprint (and infrastructure) already exists. It is not as if there are no other suitable or less expensive properties available to the Church in the region. Again, entire affair (and the matter of disproportionate Property assessments affecting Greensboro) is disheartening and has deeply shaken my trust in the Town of Hanover which has been my home for Thirty Years.

John Pinto

103 Greensboro Road
Hanover, New Hampshire 03755
April 25, 2019

Zoning Board of Adjustments
Town of Hanover, New Hampshire
Case No. 25015/014 Z2019-10

Dear Sirs,

After listening to many hours of discussion around the proposal of Christ the Redeemer Church I feel compelled to, once again, voice my concerns. In the final granting of the exceptions the board has listed several conditions which need to be followed by the church. They include establishing a maximum capacity on the premises not to exceed 300 persons and the sanctuary seating should not exceed seating for more than 300 people. Exactly how would this be monitored? It cannot be possible that a group, CRC, which has defined itself by un Christian bullying and threatening the town with law suits, would be a reliable monitoring source. In his first appearance at the zoning board meeting the CRC attorney, Thomas Hanna, chose to threaten the town with further action if the CRC plans were not granted, and he has done so. It would seem that once CRC has its approval it will include as many members as it wants without regard to these conditions because it will always fall back on its being a church with "auxiliary uses," and if questioned they will again threaten lawsuit. In conclusion, I am concerned about the size of the CRC congregation, its potential growth and the impact this will have on our neighborhood.

Additionally, I have concerns around the concept of a CRC traffic coordinator. This plan is based on the first 113 cars being able to fit into the parking lot and an individual counting cars and turning away cars from number 114 on. It seems that the late comers are going to need to turn around and park somewhere else, creating more traffic and commotion in doing so. Also, late cars may want to drop people off before turning, again, creating more congestion. This plan does not seem to be workable because it would put the neighborhood in danger with more cars turning, idling and people getting out of cars on the roadside.

Finally, if CRC plans move forward it sets a dangerous precedent for the Greensboro Road neighborhood and every other neighborhood in Hanover because we are all under the threat of affluent developers, colleges, churches etc. moving in, threatening law suits and undermining the cohesive nature of our neighborhoods.

Thank you for your consideration.
Sincerely,

Penny Cove

4 Hollenbeck Lane,
Hanover, NH 03755

April 25, 2019

Zoning Board of Adjustment
Town of Hanover, NH

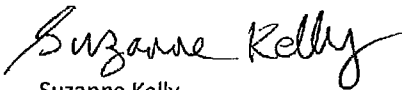
Re: Case No. 25015/014-Z2019-10

I would like to express my deep concern and frustration with regard to the above case and in particular the action of the board at the rehearing.

I would like to address some of the conditions set out on page 12 of the rehearing decision under "ACTION OF THE BOARD":

Conditions B and C are in conflict with each other. As a church goer I can attest that seating for 300 and a maximum occupancy for the same number are not realistic (or enforceable for that matter). I have lost count of the times I have stood with many others during various church services (particularly funerals and religious holidays). To have such a large public gathering building in this quiet neighborhood is unjust to the community who lives there. There is nothing about a project this size that fits with the character of this Greensboro Road/ Mink Brook community.

Condition F limits the parking lot to 113. This is based on a car occupancy of 2.65 people. There is no basis for this occupancy number. At no point did CRC present the profile of its congregation, are we to assume it is mostly households with more than 2 people in them? Almost 100% of the congregation will be driving to these services, can we really expect only 113 cars? Are how will the excess cars parking alongside the side of Greensboro be monitored? Will the local police respond to neighbor's calls for this? In reality I believe we all expect the actual number of cars to exceed the 113 and drivers will find parking wherever they can get it. The resulting congestion both on Greensboro and the traffic lights on Rt. 120 during these short periods of heavy traffic again does not fit with the character of this very quiet neighborhood.


Suzanne Kelly

April 25, 2019
Town of Hanover, NH

Dear Zoning Board of Adjustment,

I am writing in support of the Acker's request for rehearing of the zoning decision, case number 25015/014-Z2019-10.

At the last meeting, when the zoning board voted to approve their request, zoning board members were very obviously voting in favor of the church because they were intimidated by the church's threat of a lawsuit claiming discrimination under RLUIPA.

What the zoning board failed to take into consideration was the fact that by caving to the church's demands they were actually ****discriminating against our community**** and worse yet **TOTALLY** overlooking our concern regarding flooding and runoff coming down from the oversized building and parking lot (not in character with the community) that the church intends to build.

Were this a 21,500 sq ft produce stand, day care, or bed and breakfast requesting a special exception, the town would not even have given them 1 min of their time. Instead, because it is a church they have bent over backwards to accommodate them and wasted 2 years of our community's lives. That is discrimination.

I think the neighborhood deserves a fair shake in this matter.

Please grant the request for the rehearing,

Silvia Spitta
7 Hollenbeck Lane
Hanover, NH 03755

Zoning Board of Adjustment
Town of Hanover, New Hampshire
Case No. 25015/014-Z2019-10

Dear Sir/Madame

We are writing to support Jeff and Lara Ackers request for a rehearing in the above case.

We are extremely disappointed with the Zoning Board's decision to allow the CRC special exceptions to the zoning laws which should rightfully stop their request. The result of this decision will clearly destroy the quiet enjoyment of our Greensboro road neighborhood.

Why?

Huge primary building complete with outside deck, massive parking area for our neighborhood, 7 day-a-week activities with hundreds of people including weddings and funerals.

Two additional lots for expansion.

All this in a well established residential neighborhood.

Sincerely yours,

Bruce Hettleman

Debra Truman

2 Diana Court

Hanover NH.

Margaret Bragg
108 Greensboro Road
Hanover, NH 03755

Zoning Board of Adjustment
Town of Hanover, NH 03755

Re: Case No. 25015/014-Z2019-10

To the Zoning Board Members:

I am puzzled.

And I am confused.

And I am stunned by the Zoning Board's unanimous reversal of their well-reasoned December 6, 2018 denial of Christ Redeemer Church's request for a special exception to build a mega-building and pave over an acre of field in the middle of a residential neighborhood on Greensboro Road.

The points made in the "Reasoning of the Board" section of that decision were so carefully thought out and so clearly delineated that we Greensboro Road neighbors actually hoped it would stand.

Were we extraordinarily naïve?

The reasoning was: none of the facts presented during the multiple meetings that led to the writing of the remarks and the decision have changed since December, so why would three members change their votes in March? I can find no logical answer to this question.

True, Christ Redeemer Church, in its request for a rehearing, made a 40-page effort to twist the Zoning Board's arm, including trying to use neighbors' concerns about possible negative impacts on the character of the area to the Church's advantage. I particularly took offense at their dismissal of my comments on increased vehicular traffic volume and speed over recent years. Their attitude seems to be that if there's already a potentially dangerous situation given the numbers of pedestrians, joggers, bikers, roller skiers, and dog-walkers along the narrow edges of our road, what harm could it be to add a few hundred more cars?

Perhaps that 40-page document somehow clouded the issue.

Please take the opportunity presented by the Ackers' Request for a Rehearing to do the right thing: protect the Greensboro Road Neighborhood.

A project of this scope clearly belongs on an arterial road such as Route 10 or Route 120, not in our residential neighborhood.

Sincerely,

s

Margaret Bragg

April 24, 2019

To The Zoning Board,

I am writing in support of for a Request for Rehearing of the Zoning Board of Adjustment's Granting of the Special Exception for Use (with conditions) to Christ Redeemer Church (Case No. 25015/014 Z2019-10).

Since no new information was presented at the most recent meeting (and it was STILL approved), I'm certain that there isn't anything I can present that will shed new light on the situation. So, I write with a heavy heart as to the Approval decision for the large building project on Greensboro Road. Conditions or no, it's all very sad and a scary time for the residents of Hanover. Every neighborhood of Hanover is unique, they contain an interesting mix of citizens and all are very protective of the area where they live. People purchase a house in a certain area primarily because of the house but also because of the area where the house is located. That area is known as a neighborhood, which has many definitions, among which are as follows: a district or area with distinctive characteristics, area where people live in close proximity, a place where neighbors look out for one another, a district, especially one forming a community within a town. There are homes all along Greensboro Road with one commercial structure. Even though, it's almost 2 miles in length, any of us who live along the road, consider it "our" neighborhood. This has been evident for several years when the need has arisen to band together in order to prevent development from ruining what is a beautiful area of Hanover. Construction of a large building, in this case a church but it could be any other large structure, will completely ruin the neighborhood. However, MOST importantly, because the board caved and has approved the building, most assuredly, further development will be passed right through. Additionally, restrictions/conditions placed on said building will be moot as time passes. A good example is the Friends of Hanover Crew who had a restriction on building usage and are now going in front of the ZBA this week to ask to use the building before 7:00 am due to needing more practice time. Isn't that a goal of an organization to grow? It will only be a matter of time before the church is once again in front of the town asking for longer hours of usage, a bigger sanctuary and parking lot.

It's all just so, very, very tragic. I love where I live and dread the day when I have to look at a building that will be over 21,000 square feet, sitting in what was a lovely open field. The community who use the building are not going to care where it sits, nor will they care that it has completely ruined a residential neighborhood. As I mentioned in the beginning, neighborhoods are unique. This particular structure is also unique, solely in the fact that it will be WAY out of place for this and any other residential neighborhood area in Hanover – REGARDLESS of how the neighborhood is zoned.

I've lived in Hanover all of my life, as did my parents. Over the years, I've developed faith in our town leaders and greatly appreciate the endless time and seeming concern they have for what is best for the town residents. Sadly, I have no faith left, following this latest decision. I don't think you do know what is best for the direction of Hanover. I mean that from my heart.

Give this some thought and picture the scenario - take the time to look out of your home to the surrounding area where you live, would you want a thousands of square feet structure smack in the middle of your residential area? I think not.

With extreme sadness and frustration,

Sandy Chivers

April 25, 2019
Town of Hanover, NH

Dear Zoning Board of Adjustment,

We would like to go on record in support of the Acker's request for rehearing of the zoning decision, case number 25015/014-Z2019-10. There are several important factors that we feel were not adequately considered.

1. A parking lot for 104 cars is approximately half the size of the Leverone\Thompson lot in downtown Hanover, see the photo below. This amount of impervious pavement will greatly exacerbate the water runoff issues and flooding we have experienced living on the opposite side of Greensboro Road. We have periodic flooding of our yard and had to replace a culvert that goes under our driveway. Part of Hollenbeck Lane actually washed away leaving the fire hydrant completely exposed. It was ultimately moved and restored by the town.

2. Silent Spring development had some "conditions" attached, one of which was NOT to remove trees etc until they were ready to develop the phase (there were 3 phases). Unfortunately they clearcut and crushed rocks for the entire project all at once, and never developed that 3rd phase. Monitoring conditions is a cumbersome and perhaps impossible task for town officials - they don't have the manpower to do it. Our property suffers greatly because of the runoff created by that clearing. A culvert needed to be replaced and our yards periodically flood.

3. The facility will likely not be used exclusively for services on Sundays. There could be a daycare center or a school proposed once the building is established. What is the impact of traffic in those scenarios? Good planning requires looking ahead!

4. We are members of a church in town and have no negative feelings about houses of worship, so this is not a religious decision, just a practical one. The size and scope of the project is way out of line given the site and the particular features of it.

Respectfully,
Karen and Jim Geiling
19 Hollenbeck Lane
Hanover



Amit Chakrabarti

25 Greensboro Road
Hanover, NH 03755
amitc1@gmail.com

April 25, 2019

Zoning Board of Adjustment
Town of Hanover, NH
Case No. 25015/014-Z2019-10

Dear Members of the Zoning Board,

I am writing on behalf of myself and my wife in **strong support** of a Request for Rehearing of the above referenced case. We are abutters to property owned by Christ Redeemer Church (CRC) on which they are proposing a major construction project.

We thank the members of the board for the time and care they have taken to work on the above case and the original case (No. 25015/014-Z2018-28) of which this was a rehearing.

Having said that, we vehemently disagree with the Board's newer decision to overturn their own earlier decision reached on December 6, 2018. On the basis of facts, that decision, which was to **deny** CRC's request for a special exception for their proposed use of the property, ought to stand.

1. In that prior decision, taken after lengthy deliberations and consideration of multiple facts, the board had concluded that the nature and scale of the use being proposed by the CRC would have **several negative effects** on the character of the neighborhood (see text of ZBA's December 6, 2018 decision, Items 28 through 34).
2. During the rehearing of the case, there were **no new facts** presented that **disproved** any of the points noted under Items 28 through 34. In particular, it remains true that the size of the building, the size and nature of the parking lot, the amount of added light pollution, and the amount, nature, and frequency of additional traffic would combine to drastically and negatively alter the quiet residential character of the neighborhood.
3. While the Board's new decision imposes some conditions on CRC's use of the property, these conditions do nothing to alleviate the negative effects noted in the Board's own Findings of Fact in their December 2018 decision. The conditions are largely unenforceable (indeed, there is no enforcement mechanism outlined) and, even then, a 300-person sanctuary is at the same scale that the Board has found to be too large (Item 29 in the December 2018 decision).

4. Additionally, as concerned citizens of the Town of Hanover, we worry that the board's March 2019 decision sets a **dangerous precedent**. If a building and parking lot of the size proposed by CRC is allowed to be built in the SR-2 zone and deemed acceptable in a residential neighborhood of single-family homes, then the zoning ordinance itself is rendered impotent when it matters most. Eventually, other developers could propose constructions of similar scale throughout SR-2 neighborhoods in Hanover, pointing to the special exception granted to CRC as justification.

Our neighbors, the Ackers, will present a fuller and more detailed reasoning for requesting a rehearing of the case. I have merely noted the points that, to me, appear most salient.

Thank you for donating your valuable time in service to the Board and our town.

Sincerely yours,

Amit Chakrabarti

To: Hanover Zoning Board of Adjustment

From:

Josh and Claire Hunt, 24 Greensboro Rd
Sandy White, 44 Greensboro Rd
Heide Whelan, 43 Greensboro Rd

RE: Case # 25015/014-Z2019-10

Dear Board Members,

We are writing in support of the Lara and Jeff Acker's request for a rehearing in the above case.

During the December 6 deliberation session on the original case, Board Member Green stated, "**This church, on this unique piece of property where it is situated (is) what's causing the adverse impact.**"

In their application for Special Exception (page 7), CRC lists a proposed primary use of "Sunday Worship Service: approximately 300 people, 100 cars" All of the testimony about neighborhood impacts at both of the hearings was based on this proposed level of occupancy. The Board has twice determined that these impacts will indeed have a negative impact on the character of the neighborhood.

And yet, in the second decision, the Board "limited" the CRC to 300 person occupancy and actually increased the parking lot to 113 cars. How exactly do these conditions mitigate the negative impacts? The sad, but true, answer is that they don't in any way.

Please do not let your better judgement be clouded by the fear of a religious discrimination lawsuit. Please do the work you have been appointed to do and defend our neighborhoods, and our zoning ordinance.

Sincerely,

Josh and Claire Hunt
Heide Whelan
Sandra White

The Zoning Ordinance was “enacted for the purpose of promoting the health, safety, morals, prosperity, convenience or general welfare, as well as efficiency and economy in the process of development of the inhabitants of the incorporated Town of Hanover, New Hampshire, by securing safety from fire, panic, and other dangers, providing adequate areas between buildings and various rights of way, the promotion of good civic design and arrangements, protection of the value of homes and lands, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements, and by other means.”¹ That is exactly what you did on December 6, 2018, however, by reversing your decision and by allowing this Special Exception you are weakening the entire structure of zoning administration.

Please grant the Acker’s request for a rehearing and correct the record.

Sincerely,

Sarah and Ray LaBombard
41 Greensboro Road

¹<https://www.hanovernh.org/sites/hanovernh/files/uploads/2017-zo.pdf>