

Planning Board

Board Room, Municipal Building, 7:30pm

January 4, 2011

Members: Michael Mayor, Judith Esmay (Chair), Jim Hornig, Bill Dietrich, Joan Garipay, Kate Connolly

Alternate: Mike Hingston, Iain Sim

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards

Others: See attached sheet

1. Minutes December 7, 2010

MAYOR made a motion, with DIETRICH seconding, to approve the minutes as corrected. The vote was unanimous in favor of the motion with the following members voting: Mayor, Esmay, Hornig, Dietrich, Garipay and Connolly.

2. 10-41 Submission of Application for Minor Lot Line Adjustment by Dartmouth College to annex 22,400 square feet from Map 34, Lot 17 to Map 34, Lot 120. The properties are located at 2 South Main Street in the "I" and "D-1" zoning districts.

Tim McNamara presented the case for Dartmouth College. He explained that the change in lot line will accurately show the size of the Hanover Inn, located on this property, bringing it to conformity and will allow for future expansion. It will also bring the property into compliance with the floor to area ratio.

MAYOR made a motion, with HORNIG seconding, to accept the application as complete. The vote was unanimous in favor of the motion with the following members voting: Mayor, Esmay, Hornig, Dietrich, Garipay, Sim and Connolly.

MAYOR made a motion, with HORNIG seconding, to approve the application. The vote was in favor of the motion with the following members voting: Mayor, Esmay, Hornig, Dietrich, Garipay, and Connolly. Sim abstained.

3. Discussion about zoning amendments for Town Meeting 2011

-Goose Pond: The Residential Project Committee will re-address the following at their next meeting: create a clearer definition of the exact map area and properties included and clarify the phrase "environmental regulations".

A map change will need to be "Part II" of the proposed amendment.

-Parking: After much discussion, it was decided that Staff will work on the language for the next meeting.

-Altaria/Centerra North Village Center: Peter Knights, agent for Altaria LLC, owner of land south of Mink Brook within the area designated in the Master Plan as

the Centerra North Village Center, had submitted a request for a zoning amendment to rezone a portion of this property back to the Service Business and Limited Manufacturing (BM) zoning district. He stated that he would agree to suspend this rezoning request for a year and to participate in a study group to refine and elaborate the village center concept, including the intention to place before the 2012 Town Meeting zoning amendments that would implement this Master Plan goal.

Edwards stated that he had made arrangements to start this process by obtaining the participation of representatives of the Hitchcock Clinic and Dartmouth College, which are other landowners in the prospective village center or adjacent to it where access would be necessary or appropriate. He stated that the study group would be expanded to include other relevant interested parties, such as owners of other abutting properties, the Greensboro Road neighbors, and groups interested in workforce housing, transit, bicycle and pedestrian issues, and environmental, open space, and wildlife habitat protection.

HORNIG made a motion, with MAYOR seconding, to propose that Staff put together a Study Group to further examine the “village” concept for this area. The vote was unanimous in favor of the motion with the following members voting: Mayor, Esmay, Dietrich, Hornig, Garipay, Connolly and Hingston.

4. Discussion about residential project

The Residential Project Committee presented the In-Town Policy Development – Executive Summary to the Board.

5. Adjourn: The meeting adjourned at 10:00pm

Respectfully submitted,

Denise D. Shibles
Recording Secretary