

**Residential Project Meeting
February 7, 2011
Minutes**

Present: Joan Garipay, William Dietrich, Kate Connolly, Judith Esmay, Michael Hingston, Vicki Smith

Minutes of January 31, 2011

The minutes of January 31, 2011 were reviewed. Bill Dietrich suggested a couple of changes. On a motion by Bill to approve the minutes with changes, there was a second by Kate and unanimous agreement.

Lyme Road and Northwest Hanover

The study area was defined to include all the area north of the northern roundabout, west of “one and a half mile road” to the Connecticut River including River Road. All lots in the Mulherrin and Carriage Lane developments will be included as well as all lots on the western end of Goodfellow Road, west of the bend in the road. All lots included would routinely use Route 10 to get to downtown.

Generally, the group felt that the subdivisions along Route 10 were pretty successful places to live, but should have been inter-connected. In those 1980s subdivisions, lot sizes are all 3+ acres in size.

The group used the questions in Michael’s goal memo to guide the discussion.

What is there?

- Mostly, single family residential uses. Many relatively small lots created before the three acre minimum lot size was implemented and 3+ acre lots in newer subdivisions.
- Few business uses: on Lyme Road, Chieftain Inn, Hanover Nursery school, Organic Farm, Wilson’s landing, proposed site of the rowing club, and Fredyma storage use; on River Road, Mill Gardens .
- Home businesses, including Thule rack, canoe and kayak sales, tutors and music teachers.
- Conserved land includes Beryl Piper Natural area on Pipers Lane, Ferguson Field, Organic Farm, and Fullington Farm, as well as lands conserved in the course of subdivision approval at Purling Brook, Mulherrin Farm, Emily Lane and Pete’s Brook.
- A lot of river frontage, most of it privately owned.
- There is a great deal of recreational use of River Road especially on weekends- bike riders, roller blades, walkers and runners. River Road has great views and provides an opportunity to connect with the River.
- A feeling of being in the country. Most structures are set back and not visible from Lyme Road. Driving along Route 10, one gets a sense of the rural landscape and not a sense of passing by a number of large subdivisions.
- The easy connectivity afforded by Lyme Road that pretty readily connects people living as far as Mulherrin Farm with the Downtown.
- The relatively high speed, low traffic volume and beautiful views experienced on Lyme Road.

What is not to like? What would you change?

-By magically erasing the current layout of developments, connectivity between developments could be created and lots could be made smaller.

What do we NOT want to see in the next 10-20 years?

-After some discussion, most members of the group would not like to see more hotels or motels. One member would not mind this use along Route 10, though sited so as not to be too visible. Kate reminded the group that the Town recently eliminated hotels and motels from the Rural Residential District unless connected to water and sewer. The group feared a loss of the rural feel of Route 10 with more motels. Kate reiterated that the problem in Town is providing enough housing, not temporary lodging. She felt comfortable allowing Hartford and Lebanon to provide a larger number of rooms for travelers as they do already. There was also discussion about expansion of the Chieftain. As long as it expanded moderately, there was acceptance of the idea. Becoming a destination resort was seen as detracting from the village center and not in keeping with the uses at the edge of the village. The group found it easier to embrace the protection of the rural feel, rather than developing commercial lodging establishments.

- No commercial signage such as billboards or off premise commercial signs

-Uses we don't want to see: hotel chains, big box store, strip mall development, parking in front of building, uses that are out of scale to traffic in the area i.e. net traffic generators; instead of those that attract traffic that passing through, removal of natural material, saw mill- temporary and permanent, outdoor storage

What do we want to see in the next 10-20 years?

-Cluster housing on 1 acre or .5 acre lots with protected open space. The group discussed allowing multifamily homes and was undecided as to the form these would take. More density is desired, but how it is arranged is still a question. Joan did not see how cluster housing especially in a village setting would preserve the rural character. She felt there is a conflict.

-More views of the river.

-More public access to river.

-Continued home business use, but with no more encouragement than we now offer.

-Church, day care, rooming house, residential institution, private club, care and treatment of animals,

passenger station, governmental use, bed and breakfast, primary and secondary education, adaptive re- use

Implementation of a village center?

-Not in the next 10-20 years. In next 20 years, the group did not envision a village center; however, in the more distant future, a new village center may well make sense.

Major constraints

Lack of water and sewer service

Limited access highway since curb cuts regulated by the state.

Density

The area can accommodate higher density and should be considered for higher density since it is served so well by Route 10

Next week, the group will use Judith's list of uses mentioned in the zoning ordinance to select preferences for uses along Lyme Road and begin to explore the western part of Greensboro and Buck Road. Centerra North will be considered a separate project and considered at the end of the residential re-zoning.

Meeting adjourned at 4:11 PM.

Respectfully submitted,
Vicki Smith, Scribe