

Town of Hanover  
Planning Board Residential Project  
Meeting Minutes  
February 14, 2011

Present: Judith Esmay, Bill Dietrich, Kate Connolly, Joan Garipay, and Judith Brotman.

The meeting was opened at 1:30 pm by Planning Board chair Judith Esmay. The minutes of February 7, 2011 were approved with one correction.

1. A general discussion was held concerning where the boundary/zone line should be drawn separating the Lyme Road Village district from the Lyme Road Rural district – either north of Kendal or north of the Chieftain. Features such as the land topography and the character of the area should be considered when establishing this boundary.
2. It was the consensus of the committee members present that the nature of the Lyme /road Rural district should be maintained as a residential (not commercial) area, keeping the general appearance of country.
3. The committee began discussion of the Greensboro Road area by describing how it was different from other rural areas - the availability of town water and town sewer; proximity to the DHMC employment center; relatively close downtown shopping areas; density of existing development; incomplete neighborhoods (no sidewalks, no interior connectivity); and road issues, including heavy vehicle use and a narrow/poorly maintained state road.
4. There was a feeling that additional development in this area is possible while continuing to preserve a relatively large area of open space.
5. The Greensboro Road district should stop at the east side of the Leavitt property (not include Berrill Farms or Cuttings Corner. The additional development should be similar to that existing along the road. Some “back lot” development could occur similar to Velvet Rocks II and III. There should be some internal connectivity between the Velvet Rocks II project and the Berrill Farms development (and any new development in between). More multi-family projects, similar to those existing on Greensboro Road, should be encouraged.
6. Should the Gile Hill housing project and the Buck Road properties be added to this district? There was no consensus on this question.
7. The committee did NOT want to see CCRC uses in the Greensboro Road district, or checkerboard developments with interior roads and too little conserved land. There should be no business uses, no commercial uses or destination uses allowed.
8. For next time, we should

- a. Revisit and finalize the northerly zone boundary along Lyme Road (Kendal vs. Chieftain);
  - b. Finalize the zone boundaries for the Greensboro Road district;
  - c. Define the boundaries of the Etna area district; and
  - d. Begin discussions on how to treat the bulk of the rural area.
9. It was a consensus of the committee members present that the area south of Mink Brook is still not ready for development. The only development that could be entertained at this time would be limited by a Lebanon-only access, or access via a DHMC/DC collaboration through their existing development. The existing “F” zone should be maintained.
10. There will be no formal meeting on Monday, February 21 (Town Hall is closed). Committee members are asked to independently “tour” the rural neighborhoods – Lyme Road, Carriage Lane, Montview Road, Mulherrin Farms, Greensboro Road, Etna Village, and Two Mile Road.
11. The next meeting will be on Monday, February 28<sup>th</sup>, at 1:30 pm.

The meeting adjourned at 3:40 pm.

Respectfully submitted,

*/s/ jlsb*

Judith Lee Shelnutt Brotman,  
Zoning Administrator

NEXT MEETING: Monday, February 28, 2011 – 1:30 pm