

**Residential Project Committee
Meeting Summary
February 28, 2011**

Present: Joan Garipay, Judith Esmay, Kate Connolly, Vicki Smith, William Dietrich, Jonathan Edwards

Minutes February 14, 2011

The minutes of February 14, 2011 were reviewed. On a motion by Kate that was seconded by Bill, there was unanimous approval of the minutes as submitted.

Lyme Road Southern Boundary

After an explicit discussion about whether hotels/motels/resorts should be permitted in the “Rural Residential” district and about whether destinations such as these were a desirable use anywhere in the rural part of Town, the Committee decided to set the southern boundary of the Lyme Road area as the northern boundary of Kendal. There is a “rural” feeling once past Kendal with wooded roadsides and views north to Smart’s Mountain and to the forested backdrop to the east. The Chieftain was determined to be “not out of character” but Committee members did not want it duplicated on Route 10 or River Road or expanded extensively. Most members did not think that the Stanhope property was a good location for a destination lodging establishment.

Lyme Road Eastern Boundary

All agreed that the eastern boundary would run along the eastern extent of Mulherrin Farm, Emily Lane, Montview and Carriage subdivisions. It would include the homes up to the top of the hill on Goodfellow and include Storrs Pond. Bill, Kate and Judith had all viewed this area in the past week.

Lyme Road Character

All agreed that there is a “country” feel to this area that is distinctly not suburban. To address the shortcoming of the newer subdivisions not being connected, the concept of a ½ mile road which would connect them along their eastern boundaries was mentioned, but no plans for the connection were considered realistic. Cluster housing on smaller lots with a similar overall density as today was considered favorably for the future of this area.

Greensboro Road Area

Sand Hill, Gile Community and Buck Road were determined to be distinct from the Greensboro Road. The Committee decided that Greensboro Road area would run the full length of the Road extending north to the 706 foot contour (and water service zone) and south to the northern edge of the floodplain of Mink Brook. College Hill and Gibson Road will be considered part of the District as will the homes at the eastern end served by water service. If the home is not served by municipal water then the home would be considered in Etna Village.

The Committee notes the variety of housing types in the district including a number of multi-family homes. Keeping the northern ridge (including Velvet Rocks and continuing east) as open space was deemed to be important visually, for wildlife and as a protection for water quality.

Keeping that ridge open provides a forested backdrop for the district as well as a desirable sense of enclosure for the area.

Etna District

Etna will include the Partridge, Woodcock and Quail subdivisions, extend north to Trumbull Hall and east up King Road to the Morris house and up Stevens Road to the Carney house. Gates Road would not be part of Etna as there is no direct route to Hanover Center Road.

Great Hollow Road was considered to be distinct from Etna and after much debate it was decided that south of the bridge, the Great Hollow area would begin and continue to the Lebanon boundary. Most Committee members felt that the existing residences should be part of the rural district and the fronts of those lots should be part of the commercial area. The Bottomless Pit is not suitable for any development and should remain a protected natural treasure.

The next meeting will be held on Monday, March 7 at 2:30. The remaining rural areas will be discussed.

Meeting adjourned at 3:30 PM.

Respectfully submitted,

Vicki Smith, Scribe