

**Residential Project Meeting
Meeting Summary
May 16, 2011**

Present: Judith Esmay, Iain Sim, William Dietrich, Jonathan Edwards, Vicki Smith, Joan Garipay, Kate Connolly, Michael Hingston

Minutes May 9, 2011

The minutes of May 9, 2011 were reviewed and amendments suggested. Any action on these minutes was deferred until Kate and Michael could review them.

Discussion of Rural Areas and Descriptions

A new map showing topography and lot lines was distributed. Iain Sim's matrix of neighborhoods and community characteristics was reviewed. His categories are as follows:

Community

Existing neighborhood focus

Recreational use of public areas

Available resources

Local road quality

Access to arterial roads and employment centers

Current non housing land use

Water supply and septic capacity

Environmental sensitivity

Streams, watersheds and wetlands

Steep slopes

Agricultural use potential

Viewscapes hills and ridgelines; fields and farms

Unusual or rare habitat; wildlife corridors, fauna flora

Woodlands

Development potential

Current median lot size

Current lot size diversity

Capacity for future subdivision

Capacity for innovative design

Current commercial use

Two philosophies of land planning, first planning based on what the land can support and second providing housing for employment centers, were discussed.

Kate thought that the distance from in town foci (downtown and DHMC, food stores) should determine where the density is directed. Some questioned whether distance to work should be a significant consideration for residential planning since first, demographic data show Hanover has a sizable and growing population of retired individuals, and second, working from home is becoming more common and is likely to increase further in the future. Kate thought that Greensboro Road was not a functional major artery and was not in good shape.

In Hanover, higher density areas are closer to the southwest corner of Town. This is preferable to locating density in the northeast corner of Town in order to reduce the amount of commuting and gas consumption, to minimize carbon footprint for those not employed at home and to efficiently access municipal services. Jonathan characterized four demographic clumps: families who move here allured by the school system; retirees who may not have lived here but find the town is desirable; those who don't have to worry about getting to work; and those who get up, get in the car and go to work.

Jonathan was asked to devise a matrix using the matrix Vicki started, Iain's headings and the 22 page opus. Provision for park and ride lots and access to public transportation should be added to the matrix.

Jonathan's characteristics of Rural Districts memo of May 12, 2011 was reviewed. Changes suggested for each neighborhood are listed below.

River Road

Pipers Lane is a potential connector for River Road and Route 10.

There is a significant conservation area on N/S Slade Brook

There is pedestrian access to Route 10 via Pipers Lane and Hornig Natural Area.

There are moderate north facing slopes.

~~Large amount of area in~~ Floodplain along the river.

Diversity in lots and housing ~~though almost all is single family~~

Northwest Hanover

No present focus ~~but potential for clustering on Route 10~~

~~Limited~~ Public river access ~~at~~ limited to Wilson's Landing

River presence particularly noteworthy in Fullington Farm/conserved organic farm area

~~Exurban~~ Suburban

Pinneo District

Road quality-low capacity, dirt

Diverse and scattered housing

~~Rural~~ Post agricultural environment with many intact farmsteads

North

Road quality-mix of dirt and paved with very steep sections of Thompson, Ibey and Ferson

Sparse density of development with hardly any subdivisions

~~Many intact~~ Post agricultural farmsteads

Scenic, with much visible pastureland and open field

Upper Dogford to be combined with Lower Dogford

Road quality- paved and winding

Diverse and scattered housing

~~Rural~~ Post agricultural environment with many intact farmsteads

Hanover Center

Quintessential New England village sited around the Parade Ground

Architectural character should be preserved

Dense housing around the Parade Ground

Potential for more cluster housing and focus

Ruddsboro Road

Road access steep hill from Lebanon and Hanover side, provides access from Route 4 to Hanover

Arvin

Mostly north and east west facing moderate hillside-slopes

~~Fields in Old Dana/Three Mile/Ruddsboro Road triangle serve as focal points~~ Does not have focal point

Trescott

Could take more housing; There is some development potential at southwest end of the AT

This is the watershed for the First and Second Reservoirs

Much land is not developed due to the AT and Reservoirs

Etna West

~~Exurban-Suburban~~

~~Is this significantly different from Etna East?~~

Etna East

King Road conservation land

~~Exurban-Suburban~~

~~Is this significantly different from Etna West?~~

Highlands

~~Distinguished from Blueberry Hill only by less obvious suburbanization~~

Blueberry Hill

~~Distinguished from Blueberry Hill only by presence of suburban subdivisions of Blueberry Hill, Ladd Road and Laurel/Aspen Streets~~

~~Exurban-Suburban~~

Next meeting the Committee will consider setting a date for a van tour.

Meeting adjourned at 4:30 PM.

Respectfully submitted,

Vicki Smith, Scribe

NEXT MEETING ON MONDAY MAY 23 AT 1:30.