

**PLANNING BOARD
JUNE 7, 2011 at 7:30 PM
TOWN HALL, 41 SOUTH MAIN STREET**

In attendance:

Members: Judith Esmay, Charles Faulkner, Joan Garipay, Jim Hornig, Michael Mayor, Kate Connolly (Selectmen's Representative)

Alternates: Mike Hingston, Iain Sim

Staff: Vicki Smith, Jonathan Edwards

Others: See attached sheet

1. MINUTES APRIL 26 AND MAY 3, 2011

The minutes of April 26 and May 3, 2011 were approved as amended.

2. 11-23 SUBMISSION OF APPLICATION FOR MODIFICATION OF AN APPROVED SITE PLAN (CASE NO. P2008-33) BY HANOVER HOSPITALITY LLC, TO ADD OUTDOOR SEATING AT 2 SOUTH STREET, TAX MAP 34, LOT 37, IN THE "D-1" ZONING DISTRICT.

ESMAY read the Notice of Public Hearing. HINGSTON was noted as the voting Alternate for this case.

Donald Bruce, General Manager for Six South Street Hotel, presented the application to add four small bistro tables with umbrellas to provide alfresco dining to their customers.

Waivers requested:

1. Grades, including contours
2. Shape, size and location of all structures including typical elevations
3. Use of all rooms and areas
4. Streets, driveways, parking spaces and sidewalks
5. Circulation plan
6. Areas designated for loading and unloading passenger or freight
7. Fire lanes, fire hydrants, emergency access
8. Location of vents
9. Mechanical equipment
10. Exterior lighting and signs
11. Landscaping plan
12. Zoning information
13. Snow removal and storage plans
14. Paving, grading and drainage
15. Road and utility plan

It was moved by CONNOLLY, seconded by MAYOR, to find the application complete with the waivers listed. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

It was moved by CONNOLLY, seconded by FAULKNER, to approve the application. GARIPAY asked how late the outdoor seating would be operating. Bruce said 10:00 PM on Thursdays, 11:00 PM on Fridays and Saturdays. Subtle, battery-operated lighting is proposed under the umbrellas. The lights will be downcast and enclosed within the fixtures. HINGSTON noted that the Site Plan Regs restrict outdoor electrical lighting in accessory outdoor seating areas. **CONNOLLY amended her motion to waive Article IXB9a to the list of waivers. FAULKNER seconded. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.**

3. 11-24 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW (FINAL REVIEW) BY DARTMOUTH COLLEGE TO CONSTRUCT AN INTERCOLLEGIATE SOFTBALL PARK AT 4 SUMMER COURT, TAX MAP 34, LOT 102, IN THE "I" ZONING DISTRICT.

ESMAY read the Notice of Public Hearing. SIM was noted as the voting Alternate for this case.

Matt Purcell, Director of Project Management for Dartmouth College, presented the application to relocate the varsity women's softball program from Sachem Village to the Dartmouth campus. Softball is the only Dartmouth varsity field sport not located on campus. The goal is to provide equity between women's and men's sports and the design intent is to maintain the same context and feeling of the Burnham and Chase 3 Fields.

The proposal includes:

- Constructing an artificial turf field with a 420-seat bleacher system, dugouts, batting cages, and a heated restroom facility on the southeast corner of the Chase Field complex
 - Revised drawings of the restroom facility were provided noting a change to the roof design; proposing a shed-type roof instead of a peaked roof.
 - Changes were also made to wastewater discharge due to DPW regs; a traditional wastewater pumping system will be used instead of the grinder pumps.
- Relocating the hammer throw/javelin runway and removing the radio tower from the site
- Installing a 6', chain-link fence with screening around the outfield
- Mounting a public announcement (PA) system to the backstop screening
- Traffic & Parking: A traffic & parking analysis reports no significant impact from this project.
 - Games are played mostly between 2:00-3:00 PM when peak parking at the Thompson Lot has passed.
 - If multiple events are scheduled simultaneously at this site, shuttle services will be provided between the Dewey Field Lot and Thompson Lot.
- Acoustics: An acoustics report indicates that the PA system will meet Hanover's noise ordinance.
 - The system will automatically drop back to meet the 7:00 PM change in standards.
 - It is not expected that games will go beyond 7:00 PM as the field will not be lit.

- Stormwater: the proposed system will vertically drain to subsurface drains, then on to a perforated collection system that runs around the outside of the field, then into an existing tank installed for the Chase Field 3 project. This will allow the capture of a 100-yr storm event. There will be two metered points to regulate and mediate stormwater flow; one at the tank, one at a manhole. High peaks will back up into the field area and drainage pipes; then drain at a slower pace.
- Utilities: will be served from the Burnham sports center.
- Construction Schedule: begin in July/August with demolition of the radio tower and some of the facilities; ending in March 2012.
- Other Permits:
 - A Wetlands Special Exception has been granted for work within the wetland buffer.
 - An Alteration of Terrain Permit has been/will soon be sought from NH DES.
 - A Wastewater Discharge Permit will be sought from Hanover DPW.
- 06/09/11 Staff Review follow-up: Applicant contends staff's concerns regarding noise, stormwater runoff, and wastewater pumping have been addressed.

Board Comments/Questions:

- Will drainage system have effect on the surface?
 - Purcell said no.
- Proposal is to turn off half of the acoustic system to meet the noise standards?
 - Jeff Fullerton of *Acentech* said two of the six speakers will be shut down at 7:00 PM.
- Noise conditions should be imposed, similar to that which was imposed for Chase Fields and Scully-Fahey projects. This facility will be right on top of a neighborhood.
 - Ceplikas said the previous conditions were imposed 12 years ago. Similar ones were not imposed for the three most recently approved field projects.
 - Ellen Arnold, Associated Director of Dartmouth's Real Estate Office, argued:
 - sound from the PA system will not be continuous
 - the nature & culture of today's athletics calls out for some music & acknowledgement of those that help support the sporting events
 - the nature of the condition being proposed, specifically content related, is unrealistic; there is not legitimate local, state or federal authority to take that action
 - conditions in previous cases were agreed upon by Dartmouth, not imposed, which is slightly distinguishable; Dartmouth is not in a position to agree to them for this project;
 - softball is distinguishable from other projects as its field will not be lit, the team will not host night games, and it is a very different program
- What kind of music will be played?
 - Bob Ceplikas, Deputy Director of Dartmouth Athletics, said a variety of music is played between innings at baseball games. Other announcements are rare but important. There are no reports of complaints about use of the baseball field's PA system. Dartmouth is investing in the sound systems to control the noise.
- What is the scope of the season?
 - Ceplikas said the team hosted 6 home games this spring, primarily in April & May. Each game last approximately 1½ – 2 hrs. Games are played mostly on the weekends, beginning at 12:30 – 1:00 PM. The PA system is not used during practice sessions.
- Will the field be used by any other entities or during the summer?

- Ceplikas said camps & practices will occur during the summer without use of the PA system. The only other game activity would be to grant a request to host a high school all-star event.

Staff Comments/Questions:

- Where are the two sheds on Sheet 3 going?
 - Purcell said the field hockey storage shed will be relocated to the paved area next to the field hockey field. The other shed will be moved to the right field line of the softball field.
- Smith said she does not see this as a gender issue. The proposal is for a new facility on an undeveloped, unused field, where it is quiet now. The issue at hand is what exists now and what changes will occur.

Public Comments/Questions:

- Aileen Chaltain, of 2 Carter St, asked if there is a way to impose only those restrictions that clearly pertain to the project in place and whether citations of neighbors support can be cited.
- Nina Lloyd, of 9 Tyler Rd, said Arnold's statement that previous conditions were agreed to by Dartmouth is not true. The Planning Board crafted the language cited in the previous decisions. She questioned who sponsors the games. Lloyd said her April 23, 2011 letter to the Board asked for consideration of the imposition of three conditions: (1) limiting use of the PA system to announcements related to the on-going game & playing of the National Anthem; (2) prohibiting use of conventional air horns; (3) restricting use of the PA system after 8:00 PM. Lloyd said this property merits very special attention and care from the Board because it is right up against a residential district. Lloyd further stated that noise generated by the spectators merits mentioning as well.
 - Ceplikas said Dartmouth is sponsored by local businesses, restaurants, banks, etc.
- Lloyd reported that pedestrians frequently cut-through her property to get to the AT & Chase Field complex. She said as Chase Field has become more formalized, it has helped to reduce that, which is a welcomed change.
- Paul Decker, of 35 S Park St, spoke favorably of his experiences living next to the soccer field, stating that impacts from noise & lighting are minimal. He said he has more problems with nearby student housing, being woken up due to parties. Decker spoke of the importance of resolving matters of inequities with women's sports.
- Betsy Derrick, of 4 Carter St, said Dartmouth & the Town must work out a neighborly way to deal with some of these things. All of the neighbors will have different perspectives on noise, interests in different properties, etc. She said she feels Dartmouth is not approachable in terms of communicating complaints or seeking information.
 - Purcell said Derrick can contact him or Ceplikas directly with questions & comments.
 - Purcell noted Dartmouth's efforts to better inform neighbors of the status of various construction projects as they progress.
- Derrick asked whether the stormwater meters will be run electronically.
 - Purcell said no, they will have passive mechanical systems.
- Derrick asked how the proposed fencing will impact access to the Appalachian Trail and land area for people to walk their dogs.

- Purcell said the Athletics Dept does their best to keep people educated relative to where they can walk their dogs. The AT accessway will not change except that people will have to walk around the new facility to get to it.
- Derrick spoke about unintended consequences, such as noise generated from field maintenance, that are more of a problem than the actual sporting events.
 - Purcell said the proposed synthetic field will not require mowing.

Board Follow-Up:

- Have restrictions on the Scully-Fahey Field been a hardship?
 - Ceplikas said yes. The lacrosse team is not able to utilize their PA system in the same manner as most other teams. It has been a frustration.
- The swale around the edge of the property is located on federal government property; Dartmouth is not obligated to maintain it. This provides an opportunity to collaborate as a community to find some solution to get the government to do so.
- What is Dartmouth's policy regarding the use of air horns at this site?
 - Ceplikas said the NCAA prohibits use of artificial noisemakers. The Athletics Dept is responsible for removing them when they are brought into an event.

Content Review of the PA System: SIM said it is an unnecessary restriction. The scope of use will be limited; games will be few in number and duration is short. He further accepts Dartmouth's argument about free speech. MAYOR said he concurs generally. ESMAY said she does as well due to the shortness of the season, absence of lighting, and fact that the last three field project applications were granted absent that requirement. GARIPAY said if the season is confined to early April/mid May most people will not yet have their windows open or be out on their patios.

Waivers requested:

Submissions:

1. Currently valid boundary survey showing perimeter boundaries of the lot
2. Height and number of stories of existing buildings with indication of height from finished grade to highest elevation of building and height of any towers, spires, chimneys, penthouses or other rooftop structures.
3. 100 year floodplain information
4. Vehicular and Pedestrian Circulation Plan
5. Size and location of all existing and proposed above ground and underground public and private utilities including fire hydrants and transformers.
6. Lighting and Landscape Plan showing exterior lighting and signs, lighting fixture cut sheets, and landscaping plan.
7. Grading and Drainage Plan showing a phasing plan showing progression of site work.
8. Displaced parking plan
9. Comments and recommendations made by town staff at Staff Evaluation.

Defense of the above waivers is included in the application submittal.

It was moved by MAYOR, seconded by HORNIG, to find the application complete with the waivers listed. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

It was moved by HORNIG, seconded by GARIPAY, to approve the project with the following conditions:

- 1) The project shall comply in all respects to the requirements of the Hanover Zoning Ordinance, including but not limited to demonstration that all sound produced by mechanical equipment and sound amplification equipment conforms to relevant noise standards.
- 2) Work shall not begin on the project until all necessary local and state approvals have been granted.
- 3) As-builts shall be submitted as a single digital file and three (3) hard copies of site work and utility as-built plans which shall be provided in AutoCAD 2000 format or later, with documentation of all utilities to within six (6) inches of actual location. There shall be separate layers for each type of utility, grading, buildings, landscaping, and unique site features. All layers deemed unnecessary by the Department of Public Works shall be removed from the digital file. In addition, engineering field notes of utility depths, crossings, and measurements shall be provided to the Department of Public Works.

THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

4. 11-22 SUBMISSION OF APPLICATION FOR DESIGN REVIEW BY DARTMOUTH COLLEGE TO DEMOLISH AN APARTMENT BUILDING AND CONSTRUCT A NEW 23-BEDROOM SORORITY AT 17 EAST WHEELOCK STREET, TAX MAP 38, LOT 88, IN THE "I" ZONING DISTRICT.

ESMAY read the Notice of Public Hearing.

John Scherding, of Dartmouth's Planning & Design Office, presented the application to provide a dwelling for an existing sorority at 2 North Park Street. The site currently houses a 12-unit apartment building that has significant deficiencies which are difficult to fix. The basement of the proposed 23-single bedroom sorority will be partially finished to include a social space room. The building's style will be more in keeping with the residential properties across the street. The building's location will not change from existing. Twelve parking spaces are required; five will be located on site, seven will be designated at Dartmouth's A Lot.

Board Comments/Questions:

- Who lives in the apartments now?
 - Scherding said it is a mix of Dartmouth staff, faculty, & students who are married & with small children.
- Why is Dartmouth backing off on faculty housing?
 - Scherding disagreed that was occurring and explained the issue is finding locations for student residences, as they are limited to the I district.
- Is this a new sorority?
 - Woody Eckels, of Dartmouth College, said it has been in existence for 1½ yrs. Its members are currently housed in Hitchcock Hall.
- Who will own the building?
 - Scherding said Dartmouth.
- Why the reduction in building size?

- Scherding said it is due to budget constraints and for efficiency purposes. A 23-bedroom sorority is has proven to be the right size at Dartmouth.
- Construction start and completion dates were questioned.
 - Scherding said the goal is to begin demolition in September 2011 and complete construction in time to occupy for fall term 2012.
- Is there likely to be much in the way of demolition material recycling?
 - Scherding said he does not anticipate reusing much if any materials for this project, however construction debris will be recycled as much as possible.
- That area of N Park St has a very different feel from the area immediately to the south. Though blending lighting, landscaping, fencing, etc. with the existing surroundings may not be required by the Site Plan Regs it is important to do so in a neighborhood such as this.
- Does the parking lot blend in or would the Board prefer to see it change?
 - Smith said it is small, set back behind the building, and not visible from the street. It provides a great cut-through for vehicular traffic. Landscaping changes could eliminate that.

Staff Comments/Questions:

- A landscape protection plan should be included in the final plan set.
- Staff Review notes indicate that a construction staging plan is needed for Final Review.
 - Scherding questioned whether that is required under the Site Plan Regs. He said Dartmouth prefers to allow their hired contractors who have the expertise in construction logistics to controls the means and methods of doing the work.
 - Edwards said it is the Board's responsibility to look after the general health, safety, and welfare of the community. Contractors must abide by the law which includes conditions imposed by this Board for those purposes.
 - Smith said the Board is expected to discuss those matters so that the Town, public, and project abutters have an idea of what will occur.
 - It was noted that the Board members hold different points of view regarding the imposition of conditions relative to construction staging. The argument was made that experience has shown there is reason and rational for the necessity to impose them.

Public Comments/Questions:

- Michele Sacerdote, of 3 N Park St, questioned the driveway & parking locations, and expressed concern for interior lighting and the retention of trees.
 - Scherding said the parking will not change from existing. He noted her concern for interior lighting. He said he was not prepared to discuss a specific tree plan.
- Sacerdote asked whether a sorority can turn into a fraternity.
 - Scherding said it would be highly unlikely.
 - Eckels said this is a national sorority and is prohibited by its national association to have open parties. Any social events hosted at the house will be for members-only.

5. CAPITAL IMPROVEMENTS PLAN UPDATE

Edwards said there is an increasing impetus to revive the CIP process. He suggested the Board reconfirm the member designations to the joint Selectboard/Planning CIP study committee, created in January 2010. These are Bill Dietrich and Judith Esmay.

HINGSTON suggested that prior to embarking on the CIP process it would be useful to know whether the Town anticipates enacting impact fees. Since that will affect the scope of work necessary. Edwards said CIP's have other useful features such as providing a better context for (1) decisions this Board makes on development projects, and (2) budgeting for capital financing programs and other things the Town has found to be deficient in (parks, playgrounds, trails, etc.). Smith said having a CIP is also very useful for substantiating a subdivision to be scattered and premature.

6. OTHER BUSINESS: The Board agreed to a summer meeting schedule 07/05 & 08/09.

7. ADJOURN: The meeting adjourned at 10:12 PM.