

**PLANNING BOARD
SEPTEMBER 13, 2011
SITE VISIT, DOWNTOWN TOUR, & MEETING**

1. SITE VISIT TO 31½ SOUTH PARK STREET, TAX MAP 34, LOT 104, TO REVIEW PROPOSED MIXED USE DEVELOPMENT AND ASSOCIATED IMPROVEMENTS FOR P11-28.

Present: William Dietrich, Judith Esmay, Joan Garipay, Kate Connolly, Mike Hingston, Iain Sim, Vicki Smith, Jonathan Edwards, Jolin Kish, Natalia Streltsov

The Board visited the site proposed for the new dental office and apartments. The Board had many questions about the grading, exact location of the parking lot, and vegetation to remain and to be removed. The berm at the east end of the property will remain so the trees on Dartmouth College property should not be harmed. The maple tree on the south side of the property, the maple tree and oak tree on the west side of the property and the ash tree on the east side of the property are to be protected and remain. Some branches will need to be pruned from the trees in the front yard. Fast growing plants have been selected for the planting to screen the parking lot from the southern neighbor.

It was suggested that a visual barrier be erected between the proposed dental office and the garage to the south to screen the parking lot from Park Street. Removing the shrubs from the western edge of the parking lot was also suggested to facilitate ease of snow storage. The trees should remain.

The need for a front walkway to maintain the residential character of the property was discussed.

The site visit was completed just before 7 PM and the review of the proposal continued until 8:30 PM at the Town Offices.

2. 7:00 PM MEET BEHIND MUNICIPAL BUILDING FOR WALK AROUND DOWNTOWN HANOVER.

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

The purpose of the tour was to visit many of the projects that the Planning Board has approved over the past ten years. The tour started at the Town Offices with the following sites viewed:

- Boloco outdoor seating
- Morano Gelato outdoor seating
- Nugget lobby and entrance area modifications
- Nugget alley landscaping to create a new parking space
- Ledyard Bank Trust building
- 63 South Main façade bump out and vegetated planting wells
- South Block

- 6 South Street- new hotel and outdoor seating
- Lake Sunapee Bank/Maloney Associates- new building
- 4 Currier with new parking
- C & A Pizza modifications to parking
- Hanover Outdoors modifications to parking
- Visual Arts Center
- Spaulding Loading Dock
- Salt Hill Pub exterior seating
- Hanover Park exterior seating
- Brambles new doorway
- Bridgman Building addition to rear, elevator tower and parking
- Coldwell Banker Redpath addition and parking.

Observations will be discussed at the meeting following action on the three cases to be heard by the Board.

The site visit ended at the Town Offices just before 8:30 PM.

MEETING: 8:30 PM, TOWN HALL, 41 SOUTH MAIN STREET

In attendance:

Members: Bill Dietrich, Judith Esmay, Joan Garipay, Michael Mayor, Kate Connolly
(Selectmen's Representative)

Alternates: Mike Hingston, Iain Sim

Staff: Vicki Smith, Jonathan Edwards

Others: See Attendance Sheet

3. CONTINUATION OF SUBMISSION OF APPLICATION P11-33 FOR MINOR SUBDIVISION BY FRANK BARRETT, JR., AGENT FOR RODERIC, BARRY, & DANIEL ROLETT, PROPERTY OWNERS OF RECORD, TO DIVIDE ONE LOT INTO TWO LOTS (CREATING A 9.21-ACRE LOT AND A 3.86-ACRE LOT) AT 4 BALCH HILL LANE, TAX MAP 42, LOT 55, IN THE "SR-1" ZONING DISTRICT.

The hearing on this application began September 6th and was continued to the current meeting for submission of evidence of approval of sewer hook-up to complete the application.

Frank Barrett and Virginia & Ellis Rolett appeared before the Board. Barrett read from an email he received from Mike Chase, Operations Manager for Hanover DPW, that stated, "*Jay, Yes there is capacity for a new home to tie into the sewer located near the Rolett property.*"

Board Comments/Questions: None

Public Comments/Questions: None

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

It was moved by MAYOR, seconded by CONNOLLY, to approve the application as submitted, 11-33 minor subdivision to divide one lot into two lots, Tax Map 42, Lot 55. Smith asked for clarification whether the plan shows all the correct abutters. Barrett confirmed. **THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.**

4. P11-37 PER RSA 674:54, REVIEW OF MICROWAVE DISH REPLACEMENT ON EXISTING ANTENNA OWNED BY UNIVERSITY OF NEW HAMPSHIRE, LOCATED ON MOOSE MOUNTAIN, MAP 10, LOT 30, IN THE "F" ZONING DISTRICT.

ESMAY read the Notice of Public Hearing.

Peter Cooke, of SkyLine Property Advisors, LLC, presented the project details on behalf of Green Mountain Communications, Inc. He said the work proposed is a part of the State's NHSafeNet Microwave Project aimed at adding IP capacity for various State agencies under the Dept of Safety and providing high speed internet access throughout the state. The project location is at the top of Moose Mountain, at an existing tower owned by NH Public Television. The project involves replacing a 6' microwave dish, currently operated by the State Police, with another 6' dish at a height of 93'. Additional equipment will be placed inside an existing equipment shelter and there will also be some fiber upgrades.

Board Comments/Questions:

- It will look virtually identical?
 - Cooke said yes, and noted that cut-sheets were provided for the Board's review.
- Does the Board have the power to approve this section of the RSA?
 - Cooke said Board approval is not necessary. The law requires that notice be given to the towns in the areas where work will be performed.
- Is this part of the Middle Mile Initiative that UNH is involved in?
 - Cooke said yes, much of it is fiber based, but part of it is not. There are areas where the logistics of laying fiber doesn't work. With the advancements in microwave technology, the dish is now much more efficient.
- Being 6' it is not going to be one of those split reflector antennas?
 - Cooke said yes.
- Is this receive only or send/receive?
 - Cooke said he believes this dish to be both.
- Is the microwave tower on the other side of Three Mile Rd in use?
 - Cooke said that tower is not connected to the one on Moose Mtn.
- How will the dish be installed?
 - Cooke said someone will climb the tower, carrying the dish.

Staff Comments/Questions:

- This is not broadband for citizens to have better internet capacity, is it?
 - Cooke said his understanding is that this would not service retail customers but would likely connect to a point of presence in the community such as a school, town hall, community college, etc. The next phase is to identify those community locations.

ESMAY noted that duly written notice has been provided along with the current presentation. Cooke suggested concerns/feedback be forwarded to him for consideration.

5. CONTINUATION OF SUBMISSION OF APPLICATION P11-28 FOR SITE PLAN REVIEW (FINAL REVIEW) BY JOLIN KISH, AGENT FOR JOSHUA POVILL, PROPERTY OWNER OF RECORD, TO CONVERT 1ST FLOOR RESIDENTIAL SPACE TO A DENTIST'S OFFICE, CONSTRUCT 2ND & 3RD FLOOR RESIDENTIAL UNITS, AND PROVIDE ASSOCIATED LANDSCAPING AND PARKING AT 31.5 SOUTH PARK STREET, TAX MAP 34, LOT 104, IN THE "RO" ZONING DISTRICT.

The hearing on this Final Review application began September 6th and was continued to this evening's site visit, then to the current meeting. ESMAY asked the Agent to address any issues brought up during the site visit and explain any further changes being proposed.

Jolin Kish (Agent) and Natalia Streltsov (new property owner of record) appeared before the Board. Kish said Streltsov is in agreement with the Board to put the front walkway back in and move the hedge closer to the garage of the adjacent building.

Board Comments/Questions:

- There is a 10' gap between a neighbor's garage and the new building. Installing a 3-4' fence might be better than screening with plantings alone.
- A suggestion was made to remove some of the shrubs along the western edge of the parking lot to provide more room for snow storage.
- The effect of the proposed screening on day one of occupancy was questioned.
- Space for vehicular maneuvering in the parking lot was questioned.
- A suggestion was made to boost up screening along the property line to the south.
- Good screening along the southern edge of the parking lot will stabilize the bank & screen the cars which may be elevated. It was further suggested that a hedge is needed, rather than shrubs in that area.
- What is the plan for use of florescent lights within the facility?
 - Streltsov said she does not plan to use them or leave any lights on for 24-hrs.
- The use of rolled asphalt curbing (vs granite curbing) was questioned.
 - Streltsov pointed out that granite curbing runs along only one side of Summer Ct.
 - Kish added that the dentist across Summer Ct does not have any curbing.
 - Smith said the regulations were not updated to reflect the adoption of the RO district, however granite curbing is required in the I, OL, BM, & B districts.
- Due to the frequency of severe storms, and the drop off from the parking lot to the south side of the adjacent property, curbing is appropriate.
 - Kish suggested curbing is shown where the project engineer found it necessary to assist in tracking water toward the rain garden.
- If curbing is going to be required the lifespan of granite curbing is much longer than that of rolled asphalt.
 - Kish suggested granite curbing would take away from the residential appeal of the property.
- The Board reached consensus to require granite curbing in the areas proposed for curbing.
- The location & screening around the A/C unit on the north side of the building was questioned.
 - Kish said the location was chosen to be as far away from the neighbors as possible. The unit will be comparable in size to a dorm-room refrigerator. Code requirements prevent the unit from being located near the parking area.

- Smith said the unit will have to meet the noise standards at the property line or be mitigated to meet them.
- It would be helpful in the future to have the project engineer available for Board presentations to fully explain various design elements.

Staff Comments/Questions:

- What will the walkway material be?
 - Kish said asphalt.
- Concern was expressed for water flowing from the handicap access/walkway toward the parking lot, collecting there and freezing.
 - Kish said the parking lot is contoured to direct water toward the rain garden in both directions (south to north and west to east).

Possible Conditions of Approval:

1. Restore the front walk to the plan
2. Provide screening (visual barrier) from the southeast corner of the house to the nearest property line
3. Clear the western edge of the parking lot of the shrubs, retain the trees, to facilitate snow storage
4. Change the words “rolled asphalt” to “granite” where it applies to curbing on the plan
5. Plant a fixed screening hedge along the southern edge of the parking lot
6. Protection of the maple & oak trees in the front yard & the maple tree near the garage during construction as designated by William Desch.
7. Establishment of a fund in escrow to ensure the plant survival for 3 yrs in an amount to be determined by William Desch.
8. Construction be staged with the completion of the parking lot or substrate gravel base before construction commences
9. Construction parking be accommodated on site, not in public spaces
10. Construction hours of 7:00 AM to 6:00 PM, no weekends
11. All exterior lighting be recessed or cut-off
12. Submission of revised elevations and plans
13. Acoustical testing of the proposed exterior A/C unit

Waivers Requested:

1. Vicinity sketch
2. Use of abutting properties
3. Landscaped area within the parking lot

There were no objections raised to the proposed waivers.

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

Public Comments/Questions: There were no members of the public in attendance.

It was moved by CONNOLLY, seconded by MAYOR, to approve Case 11-28 to demolish 31.5 S Park St and build a structure with 1st floor dentist’s office and 2nd & 3rd floor residential space with associated landscaping and parking, Tax Map 34, Lot 104 in the OR zoning district with the following conditions:

- 1) **The plan shall be revised to show:**
 - A new walkway to new front door with change to note 18, sheet 2.
 - A visual barrier screening the parking area from Park Street running between the dental office and garage on Map 34, Lot 105.
 - The shrubs along the western side of the parking lot moved to the south side of the parking lot, so that only trees remain on the western side to facilitate snow storage.
 - A continuous solid vegetative barrier including shrubs and trees along the south side of the parking lot.
 - Granite curbing instead of rolled asphalt around the perimeter of the parking lot with change to note 13, sheet 2.
 - Chain link fence installed at the outer edge of the tree canopy to protect the oak and maple in the front yard, the maple in the side yard and the ash in the back yard, with revision to note 8, sheet 2.
- 2) **Construction staged so that the gravel base of the parking lot is completed first in order to provide a construction lay down and parking area.**
- 3) **All contractor parking located on site with no contractor parking in public parking spaces.**
- 4) **Construction may take place Monday through Friday from 7 AM to 6 PM.**
- 5) **All exterior light fixtures shall be recessed or designed to provide sharp cut off, downcast light.**
- 6) **Prior to the issuance of a certificate of occupancy, security shall be deposited with the Town to be held in the event landscaping fails to adequately screen the parking area and/or needs to be replaced due to death of the plant. The amount to be deposited with the Town shall be determined by the Urban Forester and shall be held for a period of three years from the date of the certificate of occupancy.**
- 7) **Prior to the issuance of a certificate of occupancy, the noise generated by all exterior mechanical devices shall be reported to the Planning Office. If the noise exceeds the standards contained in the Zoning Ordinance, noise mitigation measures shall be devised in order to conform to those noise standards.**
- 8) **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.

6. OTHER BUSINESS:

MAYOR announced that the Conservation Commission's September 14th meeting will include review of the Friends of Hanover Crew's ZBA applications.

MAYOR invited the Board members to join him on a guided tour of the new Life Sciences Bldg on October 7th at 11:00 Am.

Next meeting: September 20th to include discussion of tonight's downtown tour

7. ADJOURN: The meeting adjourned at 10:05 PM.

Respectfully Submitted,

Beth Rivard