

**PLANNING BOARD
OCTOBER 4, 2011 at 7:30 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: Jonathan Edwards

Others: See Attendance Sheet

1. **MINUTES:** The minutes of September 13th & 20th were approved as amended.

2. **CONTINUATION OF 11-27 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW (FINAL REVIEW) BY KENDAL AT HANOVER FOR DRAINAGE IMPROVEMENTS AND CONSTRUCTION OF AN ENTRANCE CANOPY IN THE LUCRETIA MOTT COURTYARD AT 80 LYME ROAD, TAX MAP 8, LOT 1, IN THE "GR-4" ZONING DISTRICT.**

ESMAY noted the Board's motion from August 9th to continue this application to the current meeting with instruction to the applicant to come forward with the drainage analysis requested by Pete Kulbacki, Hanover Public Works Director. Ann Kynor, of Pathways Consulting, said a drainage analysis has been provided to and reviewed by Kulbacki. His comments, noted in a September 26th email to Vicki Smith, were provided to the Board in their meeting mailing packets.

Board Comments/Questions:

- Are there changes from what has already been presented to the Board?
 - Kynor said no, the model proved that the drainage infrastructure is adequate to handle the additional flow from the proposed installation of the asphalt drip edges. The additional flow is less than 1% increase for the whole system.
- Kulbacki noted that "*future improvements should look at treating runoff from paved areas using rain gardens, vegetated buffers, and other landscape treatments...*". Has any of that been addressed?
 - Kynor said no, she feels the increase is not significant enough to warrant any additional treatment facilities. Runoff from the roof and drip edges will travel across a minimum of 25' of grass before it hits a drainage structure.
 - It was noted that Kulbacki is a member of the Minor Project Review Committee and as such can be counted on to look after the things he has recommended.
- It seems a hydrological stretch to think that the rate of runoff and sheeting across the remaining areas (all grass in this case) would have a significant impact.

Public Comments/Questions: None

Staff Comments/Questions: None

Waivers:

1. Boundary survey
2. Abutting project uses
3. Shape, size, height and location of existing structures including elevations
4. Use of all rooms and work areas
5. Existing parking
6. Loading and handicap spaces
7. Total number of parking spaces
8. Circulation plan
9. Fire lanes
10. Fire hydrants
11. Emergency access
12. Landscape plan
13. Lay down area, displaced parking

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

Public Comments/Questions: None

It was moved by MAYOR, seconded by DIETRICH, to approve P11-27 Kendal Phase 4 site drainage control project. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION. Both Alternates voted.

- 3. 11-36 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY FR. FRANCIS BELANGER, AGENT FOR THE ROMAN CATHOLIC BISHOP OF MANCHESTER, PROPERTY OWNER OF RECORD, TO ALLOW MIXED-USE (MEETING, OFFICE, & RESIDENTIAL) OF 14 HOVEY LANE, TAX MAP 34, LOT 67, IN THE "I" ZONING DISTRICT.**

ESMAY read the Notice of Public Hearing.

Randy Mudge, of Randall T. Mudge & Associates, and Fr. Francis Belanger presented the application. Mudge said 14 Hovey Ln is an odd lot of just over 6,000 sf in size and is located at the bottom of the I zone. The I zone requires a 75' setback from the adjacent SR zone which makes this structure entirely within that setback. Applicants are seeking ZBA approval to: (1) expand a non-conforming structure, (2) allow a one-family dwelling in the I zone, (3) appeal the Zoning Administrator's decision relative to proposed uses, and (4) allow parking to be provided on an adjacent lot. The ZBA is scheduled to deliberate those cases October 6th.

Mudge said the proposal is to provide 5 parking spaces for the office use on the lawn of the adjacent lot (also owned by the Church), using a material that will allow grass to grow within the parking area. An additional barrier free space will be provided in the driveway of the

adjacent lot. Parking for the proposed residence will be provided in the driveway of 14 Hovey Ln. Mudge explained the construction of the proposed parking area, which requires the relocation of 2 large trees and the elimination of another. The landscaping goal is to maintain the character of the adjacent Church lot, which mainly consists of grass areas with scattered trees.

Mudge said the proposed building expansion involves the demolition of the existing single-story structure at the rear of the building, and construction of a new basement with 2 stories above. The construction is to be done all within the existing footprint.

Board Comments/Questions:

- Essentially all the necessary parking will be accommodated on the adjoining lot?
 - Mudge said yes, except for the residence. A lot of activities proposed for the property will occur at times when the High School is not in session, so there will be quite a bit of on-street parking available. Mudge further suggested that many of the activity attendants would not have cars.
- What is the effect of existing tree roots from the parking area construction?
 - Mudge said the roots will be affected; an excavation depth of 1½' is required to build up the base.
- Two parking spaces were originally proposed behind the house?
 - Mudge said the 2nd space was eliminated during the ZBA review process. He imagined, in real life, there will be more than one car in the driveway for parking purposes.
- There are other materials available to create parking areas that grow grass through them that require less excavation.
- The existing asphalt driveway is shown as being partially located on the abutting property to the south.
 - Mudge said that is correct. There is a significant utility easement there.
- All existing fencing is to be retained?
 - Mudge said yes, though he was unable to verify ownership of the multiple fences around the property and suggested most are located on adjacent lots.
- Which option, submitted for the parking lot construction, is the applicant seeking?
 - Mudge said that is dependent upon the ZBA's ruling relative to how many spaces are required.
- Will the grassed parking area be plowed?
 - Mudge said it will be snow-blown.
- What type of office activities is proposed and won't they occur during typical school hours?
 - Fr. Belanger said use of the 1st floor will be office and meeting space with an emphasis on Church uses but not exclusive toward youth use. Youth ministers will be located on the 2nd floor. They will live and work there. Use of the house will mostly take place after 3:00 PM, as will planned activities. There may be a few activities during the day that may require use of the grassed-over parking area.
 - Mudge said the office space will also be used by the religious education administrator and for administration of the ministers.
- The position of the handicap parking space was questioned.

- Mudge described an alternative location that would provide access from that space to the front of the building.
- Staff notes include mention of merging the 2 Church lots to provide better parking opportunities and clear up use issues. Has that been considered?
 - Mudge said topography and setback requirements negate many parking options.
- There is a Town-owned handicap space provided right in front of 14 Hovey Ln.
- Why is the applicant not proposing to replace the 3 trees that will be eliminated?
 - Mudge said one is a small ornamental crab tree; another is a large white pine that is potentially a threat to the structure; the third is a sick Maple that they would be happy to replace, along with additional trees.
- In the absence of the ZBA's decision, there are a fair number of large questions which bear directly on the Planning Board's responsibilities (parking & handicap parking, fencing, landscaping, etc.).

Staff Comments/Questions:

- A revised site plan may be required following the ZBA's ruling.
- The verbal testimony of the alternative access to the front door of the house from the handicap spot should be added to the site plan.
- More information is needed about a proposed footpath.
- More information is needed about a proposed trash enclosure.
 - ESMAY read from the Site Plan Regulations regarding trash enclosures, "*The trash container enclosure may not be located in the front yard; ... shall be placed at least five (5) feet from any property line; ... shall contain: A prepared surface such as hardpack, concrete, asphalt or pavers; and Enclosure walls as appropriate; A paved surface shall be provided between the trash container enclosure and the street from which the container will be serviced; Containers and enclosures shall be located so as to allow ease of access for collection trucks. No parking or other obstruction shall be permitted in the access area for enclosures. Trash collection trucks shall not block streets while servicing containers; and Containers and enclosures shall be situated so that they do not cause nuisance or offense to abutters*".
 - Mudge said he is able to satisfy those requirements. He noted that the trash will be residential in scale and will not require emptying by a large truck.
 - Edwards recommended the Board rule this meets the trash enclosure requirements given the circumstances.
- A staff note suggested a site visit.

ESMAY cited the following as reasoning for considering a site visit: applicant's comments relative to the lot's unusual topography, number of changes to the site plan proposed, ZBA's pending decision, landscaping, the importance of this lot being a sub-gateway to Town, and the presence of St. Denis. ESMAY said this parcel warrants special attention.

Public Comments/Questions:

- Bryant Denk, of 5 Hovey Lane, expressed concern that the new structure maintains a residential appearance.

It was moved by HINGSTON, seconded by MAYOR, to continue this application to November 1, 2011 at 7:30 PM and to convene a public session at 14 Hovey Lane, October 8, 2011 at 9:00 AM.

Public Comments/Questions: None

THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION. Both Alternates voted.

Mudge briefly mentioned lighting plans however his comments could not be heard on the taped recording due to paper shuffling. Edwards asked for pictures and cut-sheets for distribution to the Board for the November hearing.

Waivers:

1. Height and number of stories of existing buildings
2. 100 year flood elevation, floodway and floodplain
3. All rights of ways and easements
4. Existing and proposed areas designated for loading and unloading of passenger or freight
5. Existing accessible parking spaces
6. Location of any vents
7. Mechanical equipment
8. Temporary sediment basins and other drainage structures
9. Erosion controls
10. Phasing plan showing progression of work
11. Construction staging plan
12. Plans for snow removal
13. Landscaping plan
14. Other local approvals

4. OTHER BUSINESS:

Life Sciences Bldg site visit: Friday, 10/14 @ 11:00 AM, hosted by Dr. Thomas Jack, Chair of the Biology Dept. Meet at the Dewey Field entrance.

The Selectboard approved a Downtown Employee Parking Study and the creation of a committee to conduct the study. SIM agreed to serve on the committee as the Planning Board's representative.

Edwards said the Valley News' reporting of Lebanon's approval of Phase 1 of the Altaria development was incorrect. Lebanon's approval requires Altaria to obtain a curb cut permit from the State Highway Dept. Edwards spoke with Alan Hanscom, District 2 State Engineer for the State Highway Dept., and was told the price the State is charging for the permit is in the 6-figure range. The funds will be put toward a comprehensive traffic capacity study of Rte 120 from the highway to Greensboro Rd. Hanscom said another project proposed on Rte 120 will be required to do the same. Hanscom promises Hanover will be included in the study. Preliminary plans for Phase 2 of Altaria's development are about to be presented to Lebanon. The applicant has again requested to present them to Hanover as well. Board members asked for receipt of information regarding Hanover's wastewater capacity before the Altaria presentation.

ESMAY commended the students in attendance.

Edwards' 09/29 Draft Rural Density Areas Map Memorandum: Copies were distributed to the Board in their meeting mailing. Edwards said the Memo explains what the map says and why it shows what it shows.

5. ADJOURN: The meeting adjourned at 9:07 PM.

Respectfully Submitted,

Beth Rivard