

**PLANNING BOARD
MAY 1, 2012 at 7:30 PM
TOWN HALL, 41 SOUTH MAIN STREET**

In attendance:

Members: Kate Connolly (Selectmen's Representative), Judith Esmay (Chair), Joan Garipay

Alternates: Iain Sim

Staff: Vicki Smith, Jonathan Edwards

Others: See Attendance Sheet

1. **MINUTES:** The minutes of March 27th & April 3rd were approved.

2. **P12-20 CONCEPTUAL REVIEW: IMPROVEMENTS AT ETNA LIBRARY AND HAYES FARM PARK, TAX MAP 31, LOTS 1 AND 17, IN THE "SR-2" ZONING DISTRICT.**

Jonathan Edwards presented the conceptual design. He introduced Barbara Prince, the Etna Librarian, and Betsy Storrs & Tim Bent, representing Etna and the Library. Edwards said the Town acquired the Hayes Farm property in 2010 to provide: (1) a place for the Etna Library to expand, (2) parking for the Library, and (3) to create a community focal point for Etna. The top 4 acres are assigned to conservation purposes. The rest of the property will be split up, creating a one lot for the Etna Fire Station, and one lot combining Hayes Farm and the Library.

Construction includes an addition to the back of the Library to provide an ADA complaint entrance and bathroom, as well as cellar storage space. A new driveway is proposed from the King Rd intersection that will lead to a new parking lot. Some of this parking area will encroach into wetlands which will require DES & ZBA approvals. Another parking area is proposed behind the Fire Station.

The project also involves rerouting an existing trail to lead to a parking lot, and increasing & reconfiguring the field area so that it leads back toward the trails. The field changes will also allow for a larger skating area in the winter and a grassed, un-programmed, recreational field the rest of the year.

A public input session, held April 11th @ Trumbull Hall, was attended by approximately 50 people.

Public Comments/Questions:

- Barbara Prince, Etna Library Librarian, spoke about the benefits that will be gained by providing off-street parking, ADA accessibility, and an ADA compliant bathroom.

Board Comments/Questions:

- The long-term vision of the Library was questioned, given the rise of e-books sales, etc.
 - Edwards said the future of the Library at this site is unknown, however if changed, the site would remain a venue for any number of public activities.
 - Prince said she feels the Library is here to stay. It provides people access to computers and other resources. It also acts as a social gathering place for meetings and classes.
- The Hayes property presented a glorious opportunity. This is well planned.

The Board agreed this is a concept worth pursuing toward final Site Plan Review.

3. P12-17 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY BARRY SNYDER, AGENT FOR KALEIDESCOPE, PROPERTY OWNER OF RECORD, TO ALLOW EXTERIOR SEATING FOR SALUBRE TRATTORIA @ 3 LEBANON STREET, TAX MAP 34, LOT 44, IN THE “D-1” ZONING DISTRICT.

ESMAY read the Notice of Public Hearing.

Barry Snyder, owner of Salubre Trattoria, presented the application stating that it mirrors a previous application submission that was approved in 2006.

Board Comments/Questions:

- Is the proposed plan identical to the previous approval?
 - Snyder said the footprint is slightly altered.
 - Smith provided a sketch of the previously approved plan.
 - Snyder pointed out dimensional differences between the two plans.
- Will this eliminate parking spaces?
 - Jim Rubens, of Kaleidescope (property owner), said there are no building required parking spaces affected by this plan.
- The entire front of this building is typically blocked by tractor-trailer trucks unloading goods. Will this inhibit those deliveries?
 - Rubens said delivery drivers park on the street, not in the private turn-around area. This will not affect the public street area.
- The plan presented does not appear to reflect existing conditions.
 - Snyder said the proposal is to keep existing conditions as is.
- Pedestrians that currently use the private turn-around area will be forced onto the narrow sidewalk. A site visit would be helpful to get a feel for pedestrian and vehicular flow.
- This is also a street in transition as Dartmouth’s Visual Arts Center nears completion. That is likely to increase pedestrian traffic.
 - Rubens said there is a full-width sidewalk leading from the parking garage, @ 7 Lebanon St, to the Lebanon St sidewalk. The design of the parking garage, & public access to it, never depended on getting through this turn-around area.
 - Snyder said pedestrians are already using the sidewalk to avoid sandwich board signs and cars that are perhaps illegally parked in the private turn-around area. The proposed decking will eliminate the illegal parking, allowing for better pedestrian flow.
- Will the slope of this area be corrected?

- Snyder said he is not concerned with the slope in the proposed seating area. The drop is more significant in the lower area.
- What was the turn-around area supposed to be?
 - Rubens said the building was designed to a certain volume and location per the Town's regulations, which resulted in this area being left over. It is an amenity for people inside the building. There will be 13' between the curb & proposed deck so that cars can continue to use the turn-around. There will be no diminution in how the building will work except that people that park in the turn-around for excessive periods of time will no longer be able to do that in the summer time.
- The Fire Department is demanding a condition of approval that there be no open flame in the outdoor seating area due to a propane system vent. Can't that be mitigated?
 - Rubens said the venting fully meets the needs of Jerry Frankenfield, Hanover Fire Inspector. Gas never comes out of there unless there is a leak in the system.
- Site Plan Regulations restrict outdoor electrical lighting.
 - Snyder said he could explore battery-operated lighting options.
 - Rubens said there is a good deal of existing light at the site and noted the location of two 400-watt metal halide lamps and four 100-watt metal halide globes in the front of the building.
- What is the status of the industrial discharge permit?
 - Snyder said the application has been submitted. He's met with Mark Roper, IPP Coordinator/Compliance Manager with Hanover's Water Reclamation Department, on site and received no indication that the proposal is out of compliance. Roper's concern is relative to restaurant discharge into the sewer system.
 - Rubens said the previous tenant at this site underwent rigorous review from the Town 2½ yrs ago. Everything was brought up to the current standards of the industrial waste discharge.
- Clarification was made of the Fire Department's recommendation that nothing flammable be within 10' of the propane system vent. Smith said Frankenfield specified that there be no open flame within 10' of the vent.
- Details about the design of railings & planters are important.
 - Snyder suggested the design is up to the property owner. The plan presented was focused on meeting safety guidelines. Railing heights of 30" are proposed, pending Code Review. Metal balusters are proposed to be in keeping with existing conditions.
- How many seats are inside the restaurant?
 - Snyder said he is licensed for 58, including bar seats.
- Signs are not proposed?
 - Snyder said he is requesting signs to alert the public what the seating is for.

Snyder asked if staff's request for a 30-gallon trash receptacle is a requirement. Boloco & Morano Gelato were noted as having them. Other restaurants, with outdoor waiter services, do not have them. Snyder said logistics will be challenging but he envisions providing waiter services to this outdoor seating area. CONNOLLY suggested a condition of approval could be to provide wait staff or provide the trash receptacle. Edwards said there is a potential issue with State Health laws relative to food service. To serve alcohol and food that remote from the kitchen will require wait staff. Rubens indicated the locations of existing trash

receptacles. Smith suggested the receptacle be secured after hours. Rubens said he contracts daily maintenance services to clean up the interior and exterior of the building.

Waivers Requested (and defense thereof):

1. Plans for snow removal
 - Outdoor seating is proposed for only 9 months of the year.
2. Name and address of preparer of the plan
 - Snyder said the plan presented was done by him. It is an unprofessional plan.
 - Smith said the plan shows more seats than is allowed by the Fire Department. It should depict 11 on the porch and 12 on the lower level due to circulation and emergency access regulations.
3. Currently valid property survey
4. Site Context Map
5. Site Plan
6. Vehicular and Pedestrian Circulation Plan
7. ~~Elevations~~ – has been provided & approved by DPW.
8. ~~Utility Plan~~ – Plan has been provided & approved by DPW.
9. Lighting and Landscape Plan
 - Lighting is already present and the landscaping will consist of proposed planters.
10. ~~Grading and Drainage Plan~~ – Grading changes are not proposed; Drainage does not require change.
11. Construction Staging Plan
 - Snyder said the substructure will be built on site. The decking will be built off-site. There will be no drilling or excavating.
12. ~~Other Approvals~~ - The Planning Board approval can be conditioned on other necessary approvals being acquired.
13. ~~Response to questions and comments from staff review~~ – these responses have been submitted.
14. ~~Road and utility plan approval from DPW~~ – this was submitted and approved.

The Board opted to conduct a site visit in lieu of submission of a site context map and a vehicular & pedestrian circulation plan. The Board agreed to address the remaining agenda items then adjourn for the site visit.

It was moved by CONNOLLY, seconded by SIM, to accept the application as complete with the following waivers: (1) Plans for snow removal, (2) Name and address of preparer of the plan, (3) Currently valid property survey, (4) Site Context Map, (5) Site Plan, (6) Vehicular and Pedestrian Circulation Plan, (7) Lighting and Landscape Plan, (8) Grading and Drainage Plan, and (9) Construction Staging Plan. THE BOARD VOTED THREE (Connolly, Esmay, Garipay) IN FAVOR, ONE ABSTENTION (Sim) IN FAVOR OF THE MOTION. THE MOTION PASSED.

4. P11-40 CONTINUED REQUEST FOR VOLUNTARY MERGER BY DONALD AND ALINDA ROBERTS [Continued from January 10th & March 6th]

Smith said the demolition is not finished yet.

It was moved by SIM, seconded by CONNOLLY, to continue P11-40 to June 5, 2012. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

5. **P12-03 CONTINUED PUBLIC HEARING ON REQUEST BY NATIONAL GRID FOR TRIMMING ALONG GOSS ROAD, A SCENIC ROAD** [Continued from January 10th, January 24th, & April 3rd]

Smith said a request was made by the Town for damages and conditions imposed regarding future protocol for cutting. National Grid has requested a continuance to review the proposed conditions.

It was moved by CONNOLLY, seconded by SIM, to continue P12-03 to June 5, 2012. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

6. **OTHER BUSINESS:**

Friends of Hanover Crew License Agreement: ESMAY read into the record a message from Peter Christie, Chair of the Selectboard, thanking the Planning Board for their efforts in reviewing the Friends of Hanover Crew applications in a thorough and thoughtful way.

Route 120 Study: Edwards advise of a proposal to form a very small study group to come up with an action plan acceptable to both municipalities. The group will consist of planning staff and a Planning Board member from Hanover & Lebanon as well as one staff member from the UVLSRPC. CONNOLLY reported on the Selectboard's discussion of the LGC's efforts to change legislation to allow inter-municipal tax and TIF districts and to use TIF money off-site for municipalities for improvements.

7. **ADJOURN:** The meeting adjourned @ 9:15 PM to a site visit at 3 Lebanon Steet, site of proposed outdoor seating for Salubre Trattoria.
8. **Continuation of P12-17 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY BARRY SNYDER, AGENT FOR KALEIDESCOPE, PROPERTY OWNER OF RECORD, TO ALLOW EXTERIOR SEATING FOR SALUBRE TRATTORIA @ 3 LEBANON STREET, TAX MAP 34, LOT 44, IN THE "D-1" ZONING DISTRICT.**

ESMAY reconvened the meeting in the Town Hall Boardroom @ 9:25 PM.

Board Comments/Questions:

- The number of seats that can be available in that space should be considered.
- The area is abundantly illuminated by the existing street lighting.

Possible Conditions of Approval:

1. There shall be no open flames in the outdoor dining area.
2. A thirty-gallon trash receptacle is required unless there is wait-staffed table service.

3. The seating plan is limited to 11 seats on the porch and 12 seats on the lower level; and
4. All other necessary permits and approvals, including industrial pre-treatment and state health permits, are obtained.

It was moved by CONNOLLY, seconded by SIM, to approve the application with the conditions noted above. Snyder asked if a relevant authority allows more seating in the future, could the increase be allowed. Smith said an increase in seating would require further approval by the Planning Board. GARIPAY clarified that if found necessary, the applicant could still use a trash receptacle in the dining area. SIM suggested the property owner coordinate the placement of the temporary sandwich board signs. **THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.**

9. OTHER BUSINESS (continued from above):

Downtown Parking Study: Edwards invited the Board to attend a May 3rd meeting about the employee parking portion of the Downtown Parking Study. Three other sessions, involving the consultant and downtown business & property owners, will be held May 3rd @ the Howe Library. The Hanover Inn valet portion has been delayed until after June 1st so as not to take away from the Inn construction project.

Residential Project Committee: Next meeting 05/14/2012 @ 1:30 PM

10. ADJOURN: The meeting adjourned at 9:40 PM.

Respectfully submitted,

Beth Rivard