

**PLANNING BOARD  
JUNE 5, 2012 at 7:30 PM  
TOWN HALL, 41 SOUTH MAIN STREET**

In attendance:

**Members:** Judith Esmay (Chair), Joan Garipay, Michael Mayor

**Alternates:** Iain Sim

**Staff:** Vicki Smith, Jonathan Edwards

Others: See Attendance Sheet

1. **MINUTES:** The minutes of May 1, 2012 (meeting & site visit) were approved.
  
2. **P12-21 SUBMISSION OF APPLICATION FOR MODIFICATION OF AN APPROVED SITE PLAN (CASE NO. P2011-07) BY TIM MCNAMARA, AGENT FOR DARTMOUTH COLLEGE, PROPERTY OWNER OF RECORD, TO RELOCATE THE GROUND FLOOR RESTAURANT ENTRANCE. THE PROPERTY IS LOCATED AT 2 SOUTH MAIN STREET, TAX MAP 34, LOT 120, IN THE “D-1” ZONING DISTRICT.**

ESMAY read the Notice of Public Hearing.

Tim McNamara, Associate Director of the Dartmouth Real Estate Office, and Gary Johnson, of Cambridge Seven Associates, presented the application. McNamara said it was recently determined that the most effective way to provide access to the hotel restaurant is to have one entrance from the Inn lobby and one from E Wheelock St. The existing entry point from S Main St will be used for exit-only from the restaurant. Johnson said the NH Building Code requires 60% of entrances to be handicapped accessible. For the Inn, this means that both entrances must be handicap accessible. Grading issues on the S Main St side would require extensive ramping to meet the requirements. Johnson displayed a floor plan of the restaurant and explained pedestrian traffic and wait staff patterns. He said the plan is still evolving but the idea is to create exactly the same storefront entrance as was previously proposed, just in a different location. The street experience will be seeing diners through the windows, enjoying their meals. The restaurant will serve lunch & dinner, and will be open quite late into the evening. McNamara said the Main St awning has been removed. There are no plans for installation of new awnings. He said the College is looking for flexibility as the door location may shift one way or another.

Board Comments/Questions:

- Where do hotel guests get breakfast?
  - Johnson said in a small hotel dining room.
- The loss of the entrance on Main St is regrettable.
- The S Main St entrance has a step up. How is that ADA accessible?

- McNamara said it is exempt, as it is grandfathered.
- There is also a step up from the terrace?
  - Johnson said there is a step up from the terrace to the sidewalk, but not along the remaining portion of the terrace.

Staff Comments/Questions:

- Isn't the S Main St door supposed to provide emergency exit from the hotel?
  - Johnson said that is true of existing conditions, which are only temporary. When the Inn is fully built-out in November, that second means of egress will go through what was the Daniel Webster Room, and out onto the front terrace onto Wheelock St. Emergency egress plans have been reviewed by the Hanover Fire Department.
  - The reason this door does not need to be changed is because the Code exempts existing conditions.
- Will the window area of the former Simon Pearce space serve as a function room?
  - Johnson said the restaurant chef would like to create a private dining room in that area.

Public Comments/Questions: None

Waivers Requested:

1. Plans for snow removal
2. Estimated timetable for construction and completion
3. Explanation of applicant's rationale for waiver requests
4. Name and address of preparer of plan
5. Plans at scale not smaller than 1"=40'
6. Currently valid property survey
7. Site Context Map
8. Site Plan
9. Vehicular and Pedestrian Circulation Plan
10. Utility Plan
11. Lighting and Landscape Plan
12. Grading and Drainage Plan
13. Construction Staging Plan
14. Other Approvals
15. Response to questions and comments from staff review and design review
16. Road and utility plan approval from DPW

**It was moved by MAYOR, seconded by GARIPAY, to accept the application as complete with the 16 waivers requested. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.**

**It was moved by MAYOR, seconded by GARIPAY, that application P12-21 be approved with the approved waivers. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.**

**3. P12-22 SUBMISSION OF APPLICATION FOR MINOR SUBDIVISION BY ELIZABETH & MICHAEL MAYOR TO DIVIDE ONE LOT INTO TWO LOTS**

**(CREATING LOTS OF 13 ACRES AND 21 ACRES) AT 147 THREE MILE ROAD, TAX MAP 13, LOT 46, IN THE “RR” & “F” ZONING DISTRICTS.**

ESMAY read the Notice of Public Hearing. She said if MAYOR steps down, there will be no quorum.

**It was moved by SIM, seconded by GARIPAY, to continue P12-22 to the next Board meeting. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION (MAYOR abstained).**

**4. P11-40 CONTINUED REQUEST FOR VOLUNTARY MERGER BY DONALD AND ALINDA ROBERTS** [Previously heard: 12/06/11, 01/10/12, 03/06/12, & 05/01/12]

Smith reported that the applicants are still working on demolition and have requested further continuance.

**It was moved by MAYOR, seconded by SIM, to continue P11-40 to the next Board meeting. 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** [Previously heard: 01/10/12, 01/24/12, & 03/06/12]

ESMAY advised of Pete Kulbacki’s, Director of Public Works, June 5<sup>th</sup> email which states, *“In my opinion the attached Hanover Scenic & Non Scenic Road Pruning & Tree Removal Plan meets the requirements necessary to prevent trimming or removal of trees without Planning Board approval.”* Smith recapped that cutting took place on Goss Rd without permission from the Town. The Town & National Grid decided it was appropriate for a penalty to be paid to the Town and these procedures be worked out cooperatively to ensure that this circumstance does not happen again. Jeff Carney, of National Grid, and Kulbacki agreed upon a plan.

Jeff Carney, National Grid Forestry Supervisor, said the plan represents “a sort of formalization of things that National Grid has sort of done for a very long period of time”. He walked the Board through the 5 points of the plan that include:

- (June 1, annually) National Grid requests an updated list of designated scenic roads
- National Grid distributes the updated list to relevant departments
- National Grid notifies customers requesting service on those roads of the Town’s review process
- (April 1, annually) National Grid provides the Town with a list of work planned for the upcoming year as well as line clearance & hazard tree specifications
- Forestry Review is required for all capital construction projects (line extensions & rebuilds)

Board Comments/Questions:

- If this represents a formalization of processes, what broke down and resulted in the trees being cut before the current application was made?

- Jan Ramsey, former Forestry Supervisor for National Grid, said delays in obtaining approval from FairPoint led to a rush from National Grid's Engineering Department to get this done due to complaints from the customer, for whom the new lines were intended.
- Carney said every department at National Grid has the list of designated Scenic Rds in their jurisdiction. National Grid & the Town have had a pretty peaceful existence for 18 yrs and he expects that after getting through this bump in the road, they will continue with a peaceful existence.
- Carney spoke of his employment experience, desire to leave a good legacy behind, and for National Grid to continue on with his good work after his departure.
- Protocol within the arboriculture was questioned relative to the preservation of severely trimmed boughs that are below the lines.
  - Carney said he does not specifically look for that. If the trees can be trimmed in a manner that is acceptable within the arboriculture, and is not offensive from a visual standpoint, National Grid will trim them.
- The map provided was difficult to read, even if you are familiar with the area.
  - Carney said it is difficult to download maps that are really usable without providing too much, or not enough, information. Future applications will include copies of a map provided by Pete Kulbacki and the circuit map.
- Ramsey said there is still some tree removal & cleanup to be done, pending the Board's approval.

**It was moved by MAYOR, seconded by SIM, to CONSENT to the request filed by National Grid to trim and remove trees and brush adjacent to and beneath its power lines along Goss Road, a town designated scenic road, as described in its letter of December 7, 2011 and attachments to that letter. The Board does NOT CONSENT to the violation in process whereby cutting occurred prior to consent being given in accordance with NH Title XX, Chapter 231. The Board acknowledges the corrective action taken by National Grid by adopting the *Hanover Scenic & Non Scenic Road Pruning & Tree Removal Plan* and by paying a penalty to compensate the Town of Hanover for damages. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.**

## **6. OTHER BUSINESS**

### Notice of Public Hearings in Lebanon:

Notice was provided to Hanover regarding the following projects in Lebanon

- a request to remove an existing softball field & associated structures and convert the space to a multi-purpose playing field @ Gould Road (**P2012-24**)
- a request to install a compressed natural gas facility and accessory building @ 1 Medical Center Drive (**P2012-25**)

Edwards said the softball field changes are due to Dartmouth's relocation of their softball facility from Sachem Field to be adjacent to Thompson Arena. He suggested the second case is part of Altaria Phase II. The Board did not take action on these applications.

State DOT Traffic Study to be required of DHMC: Edwards said the State is requesting input relative to the geographical scope of the study. He suggested the scope in Hanover be from the town line on Rte 120 to the Inn corner @ Park/Wheelock Streets.

Residential Re-Zoning Project: Edwards said he is finalizing the RFP and expects to have it posted on the internet soon.

Activity on Pasture Road: A recent letter published in the Valley News regarding activity on Pasture Rd was questioned. Smith said a 132-acre parcel on Moose Mtn was given to the Town & Robes brothers, split 50% to each. The Robes brothers would like their 50% interest to locate a seasonal dwelling. The matter is quite complex due to issues with access (Class VI rd), zoning (wetlands, variances, a special exception), subdivision, etc. Smith suggested litigation is likely regardless of the Town's actions. Town Ordinance #4 & the Master Plan speak to minimizing development along Class VI roads, but there's a tradition and legal right of property owners of landlocked properties to have access to their land. Courts have granted property owners the right to pass over private property to gain access for things like logging. The Board asked that this matter be discussed at their next meeting.

Next meeting: July 3<sup>rd</sup>

**7. ADJOURN:** The meeting adjourned at 8:52 PM.

Respectfully submitted,  
Beth Rivard