

**PLANNING BOARD
AUGUST 21, 2012 at 7:30 PM
TOWN HALL, 41 SOUTH MAIN STREET**

In attendance:

Members: Nancy Carter (Selectmen's Representative), Kate Connolly, Judith Esmay (Chair), Joan Garipay, Jim Hornig, Michael Mayor

Alternates: Bill Dietrich, Mike Hingston, Iain Sim

Staff: Vicki Smith, Jonathan Edwards

Others: See Attendance Sheet

1. **MINUTES:** The minutes of July 17, 2012 and August 14, 2012 were approved as amended.

2. **P2012-36 SUBMISSION OF APPLICATION FOR MINOR LOT LINE ADJUSTMENT BY RICHARD & MARGOT LEWIN AND RICHARD DYROFF TO ANNEX 54 SQUARE FEET FROM 3 HOVEY LANE, TAX MAP 23, LOT 63 TO 15 BUELL STREET, TAX MAP 23, LOT 64, BOTH LOCATED IN THE "SR-1" ZONING DISTRICT.**

ESMAY read the Notice of Public Hearing.

Richard Lewin presented the application. He said a corner of his property is under Rich Dyroff's driveway. The application is to "clean up the corner and be done with it".

Board Comments/Questions:

- There's a post that will still be under the pavement. Should the lot line be going straight over the post?
 - Lewin said he does not think there will be any problem for a surveyor to find the line that will be set now.

Staff Comments/Questions: None

Waivers Requested: None

It was moved by CONNOLLY, seconded by MAYOR, that the application is complete. There being no further comment by the Board or public, THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

It was moved by CONNOLLY, seconded by MAYOR, to approve the site plan. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

3. **P2012-32 CONTINUATION OF SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY JONATHAN EDWARDS, AGENT FOR TOWN OF HANOVER,**

PROPERTY OWNER OF RECORD, TO EXPAND THE ETNA LIBRARY AND CREATE A COMMUNITY PARK WITH TRAILS, TRAILHEAD KIOSK, INFORMAL OUTDOOR RECREATION, ICE RINK/PRACTICE FIELD, GARDEN, SITTING AREAS, AND 2 PARKING LOTS WITH DRIVEWAYS AT 130, 132 & 150 ETNA ROAD, TAX MAP 31, LOTS 1, 17, & 3, IN THE “SR-2” ZONING DISTRICT.
[Previously heard 07/17/2012]

ESMAY read the Notice of Public Hearing. CARTER & Edwards stepped down.

Jonathan Edwards, Hanover Planning & Zoning Director, summarized changes made to the application following the Board’s July 17th review which include:

- elimination of the proposed seating area along the walkway adjacent to the Library’s existing front entrance
- a proposed design of the kiosk was provided
- landscaping details for the Library lot now include a landscape hedge close to the property line, 2 benches in the southwest corner, a row of dogwoods by the parking lot to the north, 2 maples near the northern property line, red oaks to the west of the parking lot, and landscaping enhancements along the parking lot, new addition & driveway
- landscaping details for the Fire Station lot now include oak trees, maple trees & a lilac hedge to screen the well and parking lot snow storage area
- relocation of the external HVAC equipment to the north side of the existing Library building; to be shielded from noise and screened with vegetation
- interior landscaping of the Fire Station parking lot – a waiver of this requirement is still requested
- cut sheets of proposed lighting fixtures were provided; the fixtures meet the dark sky requirement using florescent, energy saving bulbs, with sharp cut-off, and at a residential scale.

Edwards said the maximum number of parking spaces proposed for either lot is 14 due to ADA requirements which trigger the necessity to provide additional handicap accessible spaces. A reduced number of 11 spaces is proposed in the lot behind the Fire Station due to concerns about an existing well. Edwards said 11 spaces may not be enough but is a decent start. The use of the site is likely to increase due to the proposed enhancements. His hope is that sufficient parking is provided to inhibit parking on the road, which is a serious safety problem.

Board Comments/Questions:

- The hand pump, being next to the kiosk, could entice curious children to wander off.
 - Pete Kulbacki, Hanover Public Works Director, said wetlands in that area should deter that behavior.
- Is this going to be drinkable water?
 - Kulbacki said no. Signs will be posted to alert the public.
- The maintenance of the pump will be the responsibility of the Town?
 - Kulbacki said yes, via the Dept of Public Works.
- Are there any other changes to the Library parking lot other than the relocation of the handicap accessible space?
 - Kulbacki said the ramp decreased in size and a walkway with steps was added.

- Edwards said the railing on the north side of the existing entry walkway (leading to the Library front door) will be moved to the south side of the walkway.
- Kulbacki said 3 lights along that walkway will be removed & replaced with one light.

Staff Comments/Questions:

- Smith suggested a landscaping label was missing on the plans.

Public Comments/Questions: None

Waivers Requested:

Submissions:

1. VIII B 1 Plans fully showing the project at scale not smaller than 1"=40'
2. VIII B 2e All driveways within 200 feet and trail easements within 500 feet of the site boundary.
3. VIII B 2l Fire lanes, fire hydrants, emergency access
4. VIII B 2m Size and location of all existing and proposed public and private utilities
5. VIII B 2n Location of vents
6. VIII B 2o Mechanical equipment location
7. VIII B 2q Specific location and landscaping details for King Bird Sanctuary, landscaped buffers, and lilac garden.
8. IX 3e Submittal Requirements for Landscaping Plan

Standards:

9. IX 3c2c Fifteen foot Width of Perimeter Landscape Buffer
10. IX 3c3 Interior Parking Lot Landscaping
11. IX 4h Parking Aisle Width

It was moved by HORNIG, seconded by MAYOR, to find the application complete with the existing waivers. There being no further comment by Board members or the public, **THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.**

It was moved by CONNOLLY, seconded by MAYOR, to approve the application. There being no further comment by Board members or the public, **THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.**

CARTER & Edwards rejoined the Board.

4. **P2012-33 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY TIM MCNAMARA, AGENT FOR DARTMOUTH COLLEGE, TO CONSTRUCT A 9'X12' BUILDING TO HOUSE 2 COMPOSTING TOILETS TO SUPPORT FARM OPERATIONS at 104 LYME ROAD, MAP 8, LOT 15, IN THE "RR" ZONING DISTRICT.**

ESMAY read the Notice of Public Hearing.

Tim McNamara, Associate Director of the Dartmouth Real Estate Office, presented the application. He identified the locations of the farmhouse, nursery school, barns, greenhouses, etc. on the Fullington Farm/Organic Farm parcel. He said, other than at the nursery school, which has its own well and septic system, there is only one toilet on the parcel. Its location, in the white farmhouse, is inconvenient. The proposal is to locate an innovative facility, more centrally located, that is in keeping with the sustainability issues of the Organic Farm.

It involves the construction of a 9'x12' building to house 2 stalls, each with a composting toilet and small composters. Mechanical systems will churn up the materials. It will be completely self-contained. There are no plans to bring water to the building; hand-washing stations will be provided. Electricity is needed for lighting (interior & exterior) and heat. One stall will be handicap accessible, and in accord with Code requirements, a corresponding handicap accessible parking space and route to the facility will also be provided.

Board Comments/Questions:

- Electric heat?
 - McNamara said yes, a unit sufficient to heat the space to 50-55 degrees.
- Any insight gained from facilities provided at Cobb Hill?
 - McNamara said no. Cobb Hill is a pretty big facility with big tanks. This site cannot accommodate big tanks due to the grade and the goal here is to keep this simple.
- The College received a disappointing response from DES.
 - McNamara said yes, DES advised that residual material from a composting toilet cannot simply be spread on the ground without undergoing DES application processes that are complex, lengthy, and expensive. DES suggested the small amount of residual material to be generated from this facility should be taken to a landfill or wastewater treatment facility. In this case, it will be bagged up and taken to the landfill.
- How does a composting toilet work?
 - McNamara said everything goes into a container below the toilet. A mechanical system will agitate the waste. Bacteria is mixed in; then it's heated to literally break down as it would on the ground, just a lot quicker. The liquid matter evaporates and goes out a stack that is 2' or 3' higher than the roof.
- What is a waterless hand-washing station?
 - McNamara said it's a dispenser with hand sanitizer, similar to those found within a porta potty.
- How will the waste be taken out?
 - McNamara said there is a drawer that opens forward to extract the material.

Public Comments/Questions: None

Waivers Requested:

1. Plans for snow removal
2. Current valid survey
3. Explanation of each waiver request
4. Location and gross area of existing building
5. Existing off-street parking spaces
6. Existing handicap/accessible spaces
7. Existing loading spaces
8. Height and number of stories of existing buildings
9. Location and gross area of proposed buildings
10. Building height
11. Proposed grades
12. Elevations
13. Utility plan
14. Lighting and landscape plan

15. Grading and drainage plan
 16. Construction staging plan
- Given the Code requirement for a handicap parking space, is a waiver for all of the other stuff regarding handicap parking appropriate?
 - Smith said the waiver is relative to existing handicap spaces, of which there are none.
 - The facility will be gender-neutral?
 - McNamara said yes.
 - The exterior light will be an LED light?
 - McNamara said yes, it will be triangular, sharp cut-off, & very small; located between the doors.

It was moved by MAYOR, seconded by HORNIG, to find the application complete with the waivers specified. There being no further comment from Board members, **THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.**

It was moved by MAYOR, seconded by CONNOLLY, that the application P2012-33, Fullington Farm, be approved with the acknowledged waivers. There being no further comment by the Board or public, **THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.**

5. P2012-34 SUBMISSION OF APPLICATION FOR MODIFICATION OF AN APPROVED SUBDIVISION (CASE NO. P2012-08) BY F CORBIN MOISTER, JR. TO REVISE THE BOUNDARY LINE BETWEEN THE TWO LOTS. THE PROPERTY IS LOCATED AT 324 DOGFORD ROAD, TAX MAP 12, LOT 25, IN THE "RR" ZONING DISTRICT.

ESMAY read the Notice of Public Hearing.

Jeff Goodrich and Corb Moister presented the application. Goodrich said the bottom line is that they'd like to make this lot line straight. He advised of revisions involving the relocation of a 4,000 sf receiving area and to plan Note #4 based on input from Hanover's DPW. The proposal includes 4 different driveway examples. Lastly, the proposal requests a modification of the Board's decision in case P2012-08, a minor subdivision, which requires, *"the plan be amended to show a shared curb cut with a single driveway access serving the two new smaller lots through the stone wall"*. Goodrich said Moister has had bad experiences with common drives, the common drive will require more impervious surface, and requiring a common drive is not in keeping with the character of this Dogford Rd area.

Board Comments/Questions:

- There was a lengthy discussion regarding the requirement for a shared driveway of which the following summarizes:
 - "The previous decision called for a single curb cut, not necessarily that the driveways extend forever being common. It was to preserve the rural aspect of the stone wall, the tree line along the stone wall, and to make it less of a suburban-like feel of individual cuts for each house in progression down the road."

- Moister's concerns are with regard to the location of the driveways, being close to the lot lines, and that requiring one curb cut will require two penetrations of the stone wall.
- Concern was expressed for cutting into an existing line of trees.
- Moister sought & obtained State approval to modify the septic system designs for each lot relative to this boundary line adjustment.
- Staff's recommendations:
 - Smith's - to approve the application but continue to require the shared driveway to protect the scenic, rural character of Etna.
 - Edwards disagreed stating: (1) there's a notion of living in the country and having privacy without having to worry about other's rights, (2) the Town lacks a specific policy that speaks one way or another, (3) the past presumption has always been one driveway per lot - avoiding more than one unless specific, unusual safety issues exist that require otherwise, (4) it seems arbitrary to require this of one applicant as there is no tradition of applying it consistently.
- The assumption of minor subdivisions is that they create independent lots.
- It is troubling to require a shared drive in the absence of a stated standard.
- The Board should consider what will be least destructive to the stone wall.

Waivers Requested:

1. 503 2 a-s

It was moved by MAYOR to consider the application complete with the waiver request already granted on the initial application. CONNOLLY questioned the location of the old and new boundary lines on the plan presented. Goodrich acknowledged that the old boundary line is not shown. **The motion was seconded by CARTER.** There being no further discussion by the Board, **THE BOARD VOTED FIVE (Carter, Esmay, Garipay, Hornig, Mayor) IN FAVOR, ONE (Connolly) ABSTAINED. THE MOTION CARRIED.**

It was moved by MAYOR, seconded by CARTER, to approve the site plan dated August 6, 2012, and a request to remove the second condition of the motion to approve from March. There being no further discussion by the Board, and no members of the public present, **THE BOARD VOTED FIVE (Carter, Esmay, Garipay, Hornig, Mayor) IN FAVOR, ONE (Connolly) ABSTAINED. THE MOTION CARRIED.**

6. OTHER BUSINESS

The Board received notice of a conference on Planning Prepared Housing in Concord on 9/21.

The Board received a handout on the upcoming Municipal Law Lecture Series. Edwards said the Town is willing to pay for Board member registration fees.

CONNOLLY announced that the UVLSRPC will hold another instructional session.

Smith advised that Hanover's Board of Selectmen will be reviewing an application for improvement of a Class VI Rd (Pasture Rd) needed to provide access to a potential building

site. She asked whether the Planning Board would like to submit an advisory opinion on the matter. The Planning Board agreed to conduct a site visit to Pasture Rd on September 4th and hold a general discussion at their September 4th meeting. Smith will forward to the Board her notes regarding permitting hurdles, and comments from the Conservation Commission, prior to the site visit.

Orientation materials for Board members will be addressed at the September 4th meeting.

Next meeting: September 4th Site visit, beginning @ 4:00 PM to Moose Mtn Rd regarding a tele-communications tower application; Meeting @ 7:30 PM at Town Hall.

7. ADJOURN: The meeting adjourned at 9:15 PM.

Respectfully submitted,

Beth Rivard