

**MINOR PROJECTS REVIEW COMMITTEE  
SEPTEMBER 4, 2012 at 2:30 PM  
TOWN HALL, 41 SOUTH MAIN STREET**

In attendance:

**Members:** Vicki Smith (Chair), Jonathan Edwards, Ryan Borkowski, Roger Bradley, William Desch, Peter Kulbacki, Mike Evans

**Others:** Nina Lloyd, Bob Metz, Jeff Doyle, Richard and Maggie Joseph, Martha Weston, Patrick O'Hern, Ken Packard, Richard Whitmore

1. **MINUTES:** The minutes of August 7, 2012 were approved as submitted on a motion by Jonathan Edwards and a second by Ryan Borkowski. Mike Evans and Peter Kulbacki abstained from the vote.
2. **12-40 SUBMISSION OF APPLICATION FOR MINOR PROJECT REVIEW BY DARTMOUTH COLLEGE TO INSTALL TWO TEMPORARY CHILLERS & HEAT EXCHANGERS TO PROVIDE EMERGENCY COOLING FOR THOMPSON ARENA, LOCATED AT 4 SUMMER COURT, TAX MAP 34, LOT 102, IN THE "I" ZONING DISTRICT.**

This is being reviewed as a minor project because it involves installation of screened, on the ground condensers, generators, or transformers.

In 2011, the College received minor project approval for improving by replacing the chilling system for the ice making at Thompson Arena. The new system did not work properly. In order to meet the obligations to provide ice for 2012 summer hockey camps, the College needed to use temporary equipment. The College intends to fix the original system and is waiting for the manufacturer to repair the faulty equipment. Once that piece of repaired equipment is installed, the noise will be the same as that experienced last winter. That noise level conforms with the Zoning Ordinance, but is still a presence in the neighborhood.

The temporary equipment generates objectionable noise. The problem is not the noise level, which conforms to the Zoning Ordinance standards, but the tone. The temporary unit will be needed for 4-5 months. The College is looking for ways to dampen the objectionable sound. Noise consultants have been hired to advise during this period when temporary equipment needs to be used.

Ryan wondered if when the heat exchanger failed, the ammonia and glycol mixed. That is the case. The College has had to drain both systems and flush them a few times. The noise of the vacuum trucks is also bothersome to the neighbors. Ryan wondered if an exterior spray foam could be used to help attenuate the noise.

Neighbors had the following concerns:

Even though temporary equipment makes noise that conforms to the noise standards in the Zoning Ordinance, there is a piercing noise that makes use of outdoor spaces around neighboring homes impossible. The Ordinance should address unusual sounds such as this piercing noise.

Even with the walls barricading the temporary equipment, the sound was unbearable. Some sound from the equipment escapes upward affecting second floor bedrooms and first floor rooms that are at a higher elevation.

The College would like to start making ice this weekend using the temporary equipment. Taller walls with sound attenuation improvements will be erected immediately. The walls will not be just plywood but will be modified to have much greater sound attenuation properties. Sound proofing blankets will be used depending on availability.

The Committee thought that the situation should be reviewed by the Planning Board and that everyone would be better informed with the sound consultant's advice about both the temporary situation and the permanent equipment. The Planning Board meets next on October 2. An application for their review should be submitted by September 18 at noon.

Peter Kulbacki made a motion that the Committee finds that they had enough information to make a decision, that the project conforms to standards and requirements set forth in Article IX and that the application is complete. This motion was seconded by Roger Bradley and unanimously approved.

Jonathan Edwards made the following motion:

The Committee approves this temporary installation of equipment and sound attenuation walls with the understanding that walls of approximately 16 feet will be erected and that the applicant will submit an application for site plan review to the Planning Board to review the noise impacts of the temporary installation and to evaluate ways to reduce the sound produced by the permanent chilling and heat exchange units.

The motion was seconded by Ryan Borkowski and unanimously approved.

**3. P2012-44 SUBMISSION OF APPLICATION FOR MINOR PROJECT REVIEW BY MEG CARLETON TO CONSTRUCT A GARAGE @ 279 DOGFORD ROAD, TAX MAP 9, LOT 30, IN THE "RR" ZONING DISTRICT.**

Meg Carleton was present to answer questions. Roger Bradley wondered if the new space would be used for residential or commercial use. Meg said that it depended on the need. She pointed out the at-grade egress in response to a question from Ryan

Borkowski. William Desch wondered about the steep slope at the back of the garage. Meg said that it had already been stabilized.

This project is being reviewed as a minor project because it is an addition with an aggregate building footprint of not more than 1,500 square feet.

On a motion by Ryan Borkowski and a second by Jonathan Edwards, the Committee found that they had enough information to make a decision, that the project conforms to standards and requirements set forth in Article IX and that the application is complete. On a motion by Jonathan Edwards and a second by William Desch, the Committee unanimously approved the application.

**4. ADJOURN:** The meeting adjourned at 3:35 PM.

Respectfully submitted,

Vicki Smith, Chair & Scribe