

**PLANNING BOARD
NOVEMBER 6, 2012 at 7:30 PM
TOWN HALL, 41 SOUTH MAIN STREET**

In attendance:

Members: Kate Connolly, Judith Esmay (Chair), Joan Garipay, Jim Hornig, Michael Mayor

Alternates: Bill Dietrich

Staff: Vicki Smith

Others: See Attendance Sheet

1. **MINUTES:** The minutes of October 23 and 31, 2012 were approved.

2. **P2012-53 SUBMISSION OF APPLICATION FOR MINOR LOT LINE ADJUSTMENT BY JOHN & SHELLEY HOCHREITER AND MARY CUNNINGHAM, TO SWAP EQUAL AREAS OF .37 ACRES BETWEEN 12 RUDDSBORO ROAD, TAX MAP 5, LOT 122, IN THE “RR” ZONING DISTRICT, AND 6 RUDDSBORO ROAD, TAX MAP 5, LOT 60, IN THE “RR” & “SR-2” ZONING DISTRICTS.**

ESMAY read the Notice of Public Hearing.

John Hochreiter presented the application. He said the proposal came about in an effort to accommodate a generator installation on his property. The Zoning Ordinance requires that generators be located outside of the setback area. The setbacks in the “RR” district are 50’. The .37 acres he will obtain from Ms. Cunningham will increase the setback, in the area of the proposed generator installation, sufficiently to meet the regulations. In turn, Ms. Cunningham will receive .37 acres near the bottom of her lot, adjacent to the road.

Board Comments/Questions:

- Will the proposal disturb the right-of-way easement leading to the Stebbins property?
 - Hochreiter said no.
- Will the proposal disturb any septic systems or leach fields?
 - Hochreiter said no.

Staff Comments/Questions: None

Public Comments/Questions: None

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

It was moved by CONNOLLY, seconded by MAYOR, to approve the minor lot line adjustment to swap .37 acres between 12 Ruddsboro Road and 6 Ruddsboro Road.

There being no further discussion amongst Board members, **THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.**

3. P2012-54 PUBLIC HEARING TO REVIEW LIBERTY UTILITIES' REQUEST TO CONDUCT ROUTINE MAINTENANCE PRUNING AND HAZARD TREE REMOVALS ALONG THE FOLLOWING DESIGNATED SCENIC ROADS: CLEMENT ROAD, HILTON FIELD ROAD, OCCOM RIDGE, PLEASANT STREET, AND ROPE FERRY ROAD.

ESMAY read the Notice of Public Hearing.

Jeff Carney, ISA Certified Arborist with Liberty Utilities, presented the application. He advised of a tour he conducted with William Desch, Hanover's Urban Forester, and Vicki Smith, Hanover's Senior Planner, of portions of the proposed work areas. Carney said these areas are not prone to a lot of power interruptions from trees. Creating full clearance of ten feet of overhead, six feet on the sides, and ten feet below primary wires, or 18" radial circles around 122-40 conductors, may not be necessary.

Carney displayed a series of photographs of various trees, and utility equipment within them, along these Scenic Roads. He explained in great detail how pruning would be conducted in each photograph, the crux of which is identifying branches that are weakly attached, dead, or rubbing against the equipment. Cuts are made to maintain the clearance, not make it bigger, nor allow it to get any smaller, and to work with the natural growth characteristics of the individual tree species. Trees proposed for complete removal will be marked with pink flagging. They will not be removed without the consent of the owner of the property on which the tree is located.

Carney said the work will be done between now and March 31st. There have been discussions to restrict clearances and shorten the maintenance cycles from five-year intervals to three-year, but there has been no compelling reason to do that on these Scenic Roads.

Board Comments/Questions:

- Does the pruning process involve hydraulic powered chainsaws?
 - Carney said most often hydraulic pruners or whizz saws are used. The whizz saw makes a better cut.
- A pruning project on Ledge Road was criticized for a lack of clean-up. Branches were left hanging from trees and were not removed until the residents spoke up. This appears to have been addressed in the current proposal where it states, "*All slash from pruning in maintained areas shall be disposed of through chipping*".
 - Carney said typically when brush is created during maintenance work, they will chip it. The one time they don't clean up is after a storm.
- Would Liberty Utilities take away the larger diameter pieces of wood if the property owner does not want it?
 - Carney said, generally speaking, no. They try to cut the wood into manageable lengths and leave it on the properties as neatly as possible. When there are extenuating circumstances, they will take it under advisement, and may elect to remove the wood.
- A request was made that a savaged maple tree on Pleasant Street be treated with care.

- Carney was asked whether he supervises the work.
 - He said he will be out doing some QA, but will not necessarily stand there and direct employees' activities.

Staff Comments/Questions: None

Public Comments/Questions: None

It was moved by CONNOLLY, seconded by MAYOR, to provide consent to Liberty Utilities to work on Clement Road, Hilton Field Road, Occom Ridge, Pleasant Street, and Rope Ferry Road with the advice and consent of the owners as described. There being no further discussion amongst Board members, THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

4. P2012-51 & 52 CONCEPTUAL REVIEW FOR PROPOSED PARKING LOT EXPANSION AT HYPERTHERM'S PROPERTY ON GREAT HOLLOW ROAD.

Perry Seale, Director of Facilities for Hypertherm, and Russ Rohloff, of Pathways Consulting, presented the conceptual review. Seale provided a lengthy background on the reasoning for the project, which is to develop a maintainable surface for vehicle access and improve overall safety and maintainability.

The building at 15 Great Hollow Road is served by a gravel lot. The packed-snow surface, created from plowing, can become an unbelievable hazard when additional precipitation occurs. Hypertherm is using volumes of salt to get down to a hard surface to provide good footing for their associates. Seale said Hypertherm's preference is to have a big permeable surface.

The service road to the main plant at 21 Great Hollow Road was approved as part of a 1986 expansion project. It leads to the backside of the building. Pavers were added quite a few years ago, but have proven to be not very conducive to northern New England conditions. They are difficult and challenging to maintain when there is heavy rainfall. Due to increased business, Hypertherm would like to increase utilization of this area to include service contractors and media access.

Board Comments/Questions:

- Is the intent to have the concrete pavers at 21 Great Hollow Road disappear?
 - Seale said yes.
- Is that for foot traffic or vehicular use?
 - Seale said 95% of it will be vehicular traffic. Pedestrian traffic stays in the front part of the facility, leading to the front door.

Staff Comments/Questions:

- A previous Zoning Board approval for this site needs to be looked at.
- Tonight's meeting is for general concept review. It is not a noticed public hearing. The level of detail being presented should be limited to the basic concept of the proposed project.
 - Rohloff said though the plans appear to be advanced to a pretty high degree, they are just planning documents.

Rohloff walked the Board through the plan titled Overall Site Plan for Hypertherm, Inc. 21 Great Hollow Road – Hanover, New Hampshire. The proposal for this site is to try to stay within the existing footprint of the pavers. The parking lot already extends into the wetland buffer. The goal is to try to avoid all direct impacts to the wetlands, try to minimize any impacts within the 0-25' buffer, and to maintain typically no more impacts within the 25-75' buffer. Rohloff stressed that the plan is not to increase impervious areas.

Board Comments/Questions:

- The two grass treatment swales will remain essentially as they are?
 - Rohloff said none exist currently; the proposal is to add them.
- Existing conditions of the walkway indicate that pollution is already being delivered into the wetland.
- Is the hammerhead on Sheet 2 existing?
 - Rohloff said no.
- Has Nancy Collier's note about lighting been communicated to Hypertherm?
 - Rohloff said yes.
- Is it possible for the Board to conduct a site visit?
 - Smith said a site visit should be open to the public as well. It should not be scheduled until a finished site plan is submitted.
 - ESMAY said she drove through the site to look at lighting after receiving Collier's letter. At first glance, the existing lighting looks eminently successful. ESMAY commented on the cluster of people she witnessed smoking at the end of the driveway.
 - Seale reported that smoking is no longer allowed on the property and went into great detail about Hypertherm's efforts to encourage their associates to make more healthy choices. Over the next few months Hypertherm hopes to see the activity at the end of the driveway diminish greatly.
- The parking space count of 15 spaces was questioned.
 - Rohloff said a second phase of parking lot expansion within Hypertherm's three properties on Great Hollow Road is being considered. They want to build a portion to meet the current need and allow for the opportunity to expand in the future.
 - Rohloff said Sheet 2 gives a sense for where the gravel surfaces are, and what he believes is the original design intent. The access road that leads to the rear of the building is gravel. There's no easy way for a vehicle to turn around back there without having to drive onto the grass. The improvements to the pavement will also improve that rear access and provide a hammerhead turn-around.
- It was questioned whether the current expansion will be part of this proposal.
 - Seale said that is dependent upon the Board's response to the conceptual review.
 - Smith asked if the parking lot size would then define future building expansion.
 - Seale said no, that is not the current thinking.
- CONNOLLY said a committee she belonged to is setting up the framework to have bus service between Claremont, the hospital, and Hypertherm. It is in the works but will not occur immediately.
 - Seale said Hypertherm has 13 separate sites throughout the Upper Valley which creates a challenge in transportation. They would love to see a bike path and/or a sidewalk on Great Hollow and Etna Roads. They hope within a ten-year period to see that occur.

Staff Comments/Questions:

- This project will likely require the grant of a special exception from the Zoning Board. Both the Site Plan Regulations and Zoning Ordinance reference that, for all projects that require site plan and special exception approvals, Design Review must be completed prior to submission of an application to the Zoning Board. Further, the ZBA application must fully reflect the Planning Board's recommendations. Do the basic concepts of surface change and parking lot expansion sit okay with everyone?
 - DIETRICH said he would be in favor of the conceptual planning going forward.
 - MAYOR expressed a modest concern about the increased wetland buffer impacts.
 - CONNOLLY said it looks fairly reasonable as long as it is a modest incursion.
 - ESMAY said she is sympathetic to Hypertherm's desire to make safer surfaces for their associates, especially for that long walk over the bridge, from one lot to another.
- Smith said the current parking demand of both buildings should be very clear in the presentation for Site Plan Review, as well as the next phase of parking expansion. In considering the future of these buildings, she hopes Hypertherm is thinking about minimizing the dependency on the automobile. Does this parking plan provide room for a bus shelter or bus turn around area? What's being done to accommodate bicyclists? Smith said she sees this more as a transportation kind of improvement than a parking lot expansion. Wouldn't it be better to meet the need for additional parking with alternative transit options? The justification for allowing more spaces must be weighed against the impact to the wetland.

5. OTHER BUSINESS:

The November 13th meeting will include a report from the Residential Project Committee. Their preliminary findings are noted in draft minutes. Another draft will be provided to the Planning Board in their November 13th meeting mailing packets. Smith said she will contact the RZP email list to alert them of the November 13th meeting and to advise that DVDs of the Community Workshop are available in the town libraries. ESMAY's discussion piece will be ready tomorrow. Edwards' summary of the Compendium will be available soon. VHB has submitted a summary of the Workshop notes. It is basically a reorganization of the lists created during the break-out group sessions. The Board agreed to post the summary on the website. Smith said it would be good to get something out to the public on a weekly basis, to let them know that they are not missing anything. A header or footer is to be added to all documents to indicate that they are working documents, not formally adopted policies.

ESMAY spoke of a recent ZBA decision regarding Case Nos. Z2012-34 and Z2012-35, appeals of the issuance of a zoning permit, granted for the construction of a barn and fencing, to facilitate the keeping of horses on Blueberry Hill. The decision was written by Bernie Waugh. ESMAY said it makes very good reading and is something of a tutorial on the Zoning Ordinance.

6. ADJOURN: The meeting adjourned at 9:00 PM.

Respectfully submitted, Beth Rivard