

**PLANNING BOARD  
DECEMBER 4, 2012 at 7:30 PM  
TOWN HALL, 41 SOUTH MAIN STREET**

In attendance:

**Members:** Kate Connolly, Bill Dietrich, Judith Esmay (Chair), Joan Garipay, Michael Mayor, Iain Sim

**Alternates:** None

**Staff:** Vicki Smith

Others: See Attendance Sheet

1. **MINUTES:** The minutes of November 6 & 13, 2012 were approved as corrected.

2. **UPDATE ON RESIDENTIAL ZONING**

Staff provided a brief update on progress made since November 13<sup>th</sup>. Edwards said Ralph Willmer has started the technical review. Willmer's lack of contact with the Zoning Administrator is a source of frustration for Judith Brotman. Staff will reach out to Willmer next week if they have still not heard from him. The subcommittee working on neighborhood outreach will meet tomorrow at 1:30. Smith said she has researched other towns that have done work in neighborhood planning and has copied a few of their worksheets to help the subcommittee get started. There will certainly be people that cannot attend the neighborhood gatherings. Smith said she would like to be able to provide those people with a worksheet to fill out and return to the subcommittee. Smith said all are welcome to attend the subcommittee meetings.

Board Comments/Questions:

- What is to be expected at tomorrow's subcommittee meeting?
  - Smith said it will be purely organizational; trying to determine what exactly we want from the neighborhood meetings.
- Is the Board still considering beginning with only a few neighborhoods?
  - Smith said the entire town cannot be done all at once. It will be done neighborhood by neighborhood. Some neighborhoods are better organized than others. She hopes this will be fun for people and that neighbors will self-organize.
  - Edwards said one issue is defining the individual neighborhoods. To some extent they probably need to be self-defined, but we should start with some presumptions and test them out as we go.
  - ESMAY said the subcommittee's work will be done by members of the Planning Board and staff, not farmed out to the consultants; however, there is only just so much Board power to execute all of the projects and will affect priorities and timelines.

- Do we have a vision of how many neighborhoods we can manage in this process?
  - Smith said the number should not matter. The point is to get people engaged and provide them with the opportunity to talk about their neighborhoods, connect with their neighbors, and feel that they are responsible for the success and happiness in their neighborhood. The Board's role is to listen and do what it can to make land use regulations that are appropriate and more reflective of existing conditions.
- When will Arthur Gardiner's suggestions be incorporated into the subcommittee's work?
  - ESMA Y said those suggestions are relative to the technical review, not neighborhood outreach.
  - Edwards said Willmer was asked to shoot for mid-January to enable presentation of the technical review to the public in time for Town Meeting 2013.
- A suggestion was made previously to create an index for the Ordinance; it already has one that was authored by Bill Fischel.
  - Edwards said Bill's version has not been updated.
  - ESMA Y said it should not be published if it is not accurate.

Public Comments/Questions: None

### 3. OTHER BUSINESS:

#### **Dartmouth Master Plan**

Joanna Whitcomb, Director of Planning in Dartmouth's Office of Campus Planning Design & Construction, said the Trustees have asked staff to update Dartmouth's Master Plan. They have pretty much done the things that had been identified in the current plan. The update will focus on landscaping, stormwater, transportation, and parking. Much of the work has been limited to fact-finding due to Dartmouth's transition from interim president, to new president, and other related internal positions. Part of the fact-finding is to understand what is within the campus core, and what are important principles and values that the campus has. One really key component is to stay walkable by keeping future development within the core.

Whitcomb said outreach to students, faculty, staff, and the community is planned for January. She will also return to the Board in January to provide an update and seek input. A website (<http://www.dartmouth.edu/~masterplan/>) has been created to track progress and inform the public. It is not very robust yet. They are working on a blog for people to express concerns and obtain information.

#### Board Questions/Comments:

- How will community outreach be structured? Will it address neighborhoods?
  - Whitcomb said there are a number of edges of campus where they will be working with neighbors, such as Park Street.
- Smith said it would be good for the Planning Board subcommittee to conduct their neighborhood outreach after Dartmouth does its neighborhood outreach. Smith said there is a lot of skepticism and lack of trust. It would be good to coordinate efforts.
- Is the goal to finish outreach in time to present some alternatives to the new president in July?
  - Whitcomb said they are not sure, due to staffing transitions. They are willing to work with the subcommittee with respect to scheduling.

- Are there any places on campus that are sacred and would not be built on?
  - Whitcomb said that has been discussed, but no commitments have been made.
- Other institutions have off campus sites to accommodate their growth. Is that anything that has been discussed?
  - Whitcomb said it has been talked about, but no decisions have been made. That is already the case for the medical school; half is in Lebanon and half is in Hanover.
- The Board of Selectmen recently discussed a rental housing ordinance. Comments were made that Dartmouth does not have beds for 10-15% of their undergraduates. Dartmouth's housing obligation is another policy question.
  - Whitcomb said could that 10-15% be decreased; probably, and certainly we are talking about it. But there is always going to be a certain percentage of students who choose not to live on campus.
- Are community apartments being considered, where Dartmouth would become the landlord?
  - Whitcomb said yes, that is part of the research. A trend in higher education is to create more of a living and learning environment.
- Does, or will, Dartmouth provide housing that enables personal or domestic growth amongst the students to prepare them to be on their own?
  - Whitcomb said yes, they are conducting a study to better understand staff, faculty, and graduate student housing demands.

Public Comments/Questions:

- Bob Strauss asked whether Dartmouth's Master Plan will define the limits of the campus.
  - Whitcomb said she did not know. It is something they are considering.
- Strauss said the Lodge side of Lebanon Street calls out for commercial and residential development, not institutional.
  - Whitcomb said it is Dartmouth's intent to leave that block as mixed use, commercial and apartments. Having a healthy, vibrant downtown is really important to Dartmouth.

**Dartmouth's Organic Farm:**

Whitcomb presented a map of the properties located at 104 and 97 Lyme Road. The parcels have been used in many ways (student-run farm club, FO&M storage, farming, circus, playing fields, shooting range, etc.), but there has not really been one steward to manage them. As a result, some of the buildings have suffered.

Dartmouth has secured funding to do some planning for these parcels and has hired a consultant for assistance. The goal is to make better use, and take better care of, the properties. The 104 Lyme Road parcel is approximately 20 acres in size and is located on the west side of Lyme Road. There are conservation easements all along the river front, as well as a visual easement. The 97 Lyme Road parcel is approximately 200 acres in size and is located on the east side of Lyme Road.

Planning began last month, listening to the Green Group Directorate, a group of 20 students representing different green groups on campus, and talking with faculty. They have also begun talking to adjacent landowners to see what they are thinking in terms of their future.

Faculty and students would like to see a class out there. Only primary and secondary education is allowed in the RR zoning district. Dartmouth is looking at what would have to be done to change that. Signs are another issue. It would be nice to have informational and educational signs, but they too, are not allowed in the RR district. Dartmouth is optimistic that it might have language to bring to the Board in January for a potential zoning change.

Board Questions/Comments:

- CONNOLLY questioned whether Dartmouth has considered asking for a variance.
  - Whitcomb said they are still very much in the planning stage.
  - Edwards said the current planning is all within a major theme. If a variance is sought for a specific set of activities, any changes to those activities, beyond which the ZBA approves, would require a successive set of variances. He questioned whether Dartmouth could prove hardship to the ZBA's satisfaction.
  - SIM noted the significance of these lots when approaching or leaving town via Route 10. The difference in activities between tertiary and secondary education is less important than the impact it has. He suggested the term "performance zoning" to measure impact rather than what is actually going on there.
  - Smith said there are other areas in town with similar circumstances. Issues such as trails, kiosks, parking, warming huts, pavilions, etc. must also be considered. While we have districts that have served us well, they need to evolve as well.
- GARIPAY asked if the land from the Forward's property, up to Wilson's Farm, is all uninterrupted ownership by Dartmouth.
  - Whitcomb said yes.
- CARTER asked about living opportunities on the properties?
  - Whitcomb said there's a 3-bedroom cape on one site and a farmhouse, but the farmhouse is not in livable condition.
- MAYOR said as energy becomes more expensive, it will become increasingly more difficult to justify transporting strawberries across the country. There are those that will tell you that we have to be prepared to grow our own food.
- DIETRICH agreed that none of the current zoning designations would fit what Dartmouth is considering for these parcels. Yet, as described, this sounds like a very useful thing.

**Dartmouth's Riverfront Master Plan**

Whitcomb displayed a plan for Dartmouth's 11 acres of riverfront. She said it is a work in progress. [Much of what Whitcomb said could not be heard on the taped recording due to paper shuffling. Objectives, listed on near-term and long-term plans posted on Dartmouth's website, include: (1) naturalize riverfront area for enhanced environmental quality and aesthetics, (2) improve riverfront recreation and athletic uses, (3) treat stormwater runoff to capture overland flow and limit direct discharge, (4) upgrade structures to improve current programming, and (5) update utilities for improved safety and service.]

**Hornig's resignation**

ESMAY advised of Jim Hornig's resignation from the Planning Board, effective January 2013, and read the letter he submitted to Peter Christie, Chair of the Board of Selectmen. The Board agreed that ESMAY should send a letter to Jim, on behalf of the Board, thanking him for what he has done over the years. ESMAY noted his passion for conservation and the

environment; making sure that those parts of our town that we enjoy in their pristine nature, will be there for future generations to enjoy. CONNOLLY said Jim also had a very broad view of the town, having been here for many, many years. He added a lot to the Board by having a thorough institutional memory. CARTER said she was always impressed by Jim's ability to listen to people and respond to them in a manner such that the other person did not feel that their opinions or perspectives were diminished in any way. Today, in these days of rancor and public discord, having that skill is really to be treasured.

**Next meeting:** January 8, 2013

**Resolution to Jonathan Edwards:**

ESMAY read into the record the following resolution:

*“Whereas, Jonathan Edwards has since August of 1998 and with distinction served the Town of Hanover as Director of Planning and Zoning, and*

*Whereas, the said Jonathan Edwards has announced his retirement from that post effective the end of December 2012, and*

*Whereas, Jonathan Edwards has well and faithfully assisted Planning Board members over the past fourteen and one-half years by deluging them with information and instruction in a manner exemplifying high qualities of professional accomplishment and linguistic delectation and in such quantity as to fell a forest; and*

*Whereas, Jonathan Edwards has with courtesy and courtliness and, notwithstanding occasional challenge to cultured civil discourse, modeled for the Planning Board the exemplary conduct requisite for a public board in this community of educated and opinionated citizenry; and*

*Whereas, Jonathan Edwards has unselfishly devoted innumerable hours of personal time to study of our Town, rowing the river to examine its shores, trotting its Downtown streets and trails to monitor its neighborhoods at all hours of day and night; and*

*Whereas, Jonathan Edwards has, with drollery and planning expertise, introduced cogent examples of innovative land use development for the edification of Residential Project Group members, including such residential developments as Arcadia Mews, Velvet Grove, Vesuvius Villa, Bovine Bosk, and, where commercial use is permitted, Transcend Dental; and*

*Whereas, Jonathan Edwards leaves behind a record of Herculean, if unrealized, efforts to bring into being a Capital Improvement Plan, a Rental Housing Ordinance, and Storm Water Regulations yet can count among his many achievements this commendable handful: a Master Plan gestated in a mere ten years and one hundred public meetings, the Dresden Village Plan, the Black Senior Center, the Downtown Visioning Report and Rezoning, the Hayes Farm Park and Etna Library Complex, the Gile Hill Housing Development—all with detailed Maps; and*

*Whereas, many of the denizens of the Town of Hanover, official and otherwise, will join in happy chorus to celebrate Jonathan Edwards's service to our Town at some as yet undesignated day on January, and in recognition that this meeting of the Planning Board on Tuesday, the sixth of December 2012 is likely to be the last public meeting of the Hanover Planning Board that will be attended by Jonathan Edwards in his official capacity as Director of Planning and Zoning, and*

*Whereas, if this resolution goes on any longer, it will become a Compendium in want of a Summary Statement with risks and dangers thereunto, to which someone will wish to attach a Map for terrain that defies mapping;*

*Now therefore, be it RESOLVED, that the members of the Hanover Planning Board seize the opportunity offered by this meeting to express their appreciation for Jonathan Edwards's service, invite him to return often to this Board Room as concerned Town resident to offer edifying and entertaining commentary on the business of this body, and wish him good health and enjoyment of life in his well-earned retirement."*

**[The resolution was moved and seconded.** Bob Strauss said he appreciated the opportunities to speak at the Planning Board meetings. He thanked Jonathan for his work on the Gile Tract development and affordable housing. For that achievement alone, the success of the Gile Tract development, Strauss said Jonathan has had a great career. Edwards said he is glad to have come to Hanover. It has been personally and professionally rewarding. He thanked the Board for letting him work with them. **The Board voted unanimously in favor of the resolution.]**

*In witness whereof, we present Jonathan with the Moebius Muffler, as reminder that in planning there is no beginning and no end and, in the better part of the planning world, we all stand on the same side of the road."*

4. **ADJOURN:** The meeting adjourned at **????** PM.

Respectfully Submitted,

Beth Rivard