

**PLANNING BOARD
MARCH 5, 2013 at 7:30 PM
TOWN HALL, 41 SOUTH MAIN STREET**

In attendance:

Members: Kate Connolly, Bill Dietrich (Vice-Chair), Judith Esmay (Chair), Joan Garipay,

Staff: Vicki Smith

Others: See Attendance Sheet

1. **MINUTES:** The minutes of FEBRUARY 5 AND 10, 2013 were approved.

2. **P2013-08 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY MATTHEW MARSHALL, AS AGENT FOR THE HANOVER IMPROVEMENT SOCIETY, PROPERTY OWNER OF RECORD, TO CONSTRUCT A MAINTENANCE BUILDING FOR OUTDOOR RECREATION ACTIVITIES AT STORRS POND, 49-59 OAK HILL DRIVE, TAX MAP 4, LOT 7, IN THE "F" ZONING DISTRICT.**

Judith Esmay read the Notice of Public Hearing.

Matt Marshall and Randy Mudge presented the application and requested the following waivers:

Procedures:

- Design Review

Submission:

- Plans for snow removal
- Abutters identified on the plat
- Current boundary
- Full perimeter survey
- Location and gross area of existing buildings
- Existing and proposed off street parking
- Existing and proposed accessible parking
- Existing and proposed loading and delivery areas
- Height and number of stories of existing buildings
- Location of water resources and man-made drainage features
- 100 year flood elevations
- Legal rights of way and easements
- Use of abutting properties
- Use of all rooms and areas
- Vehicular and Pedestrian Circulation Plan
- Utility Plan
- Landscaping Plan

- Paving, Grading and Drainage Plan
- Construction Staging Plan
- Road and Utility Plan approval by DPW
- Response to Design Review comments
- Other approvals

Board Comments/Questions:

The lighting was reviewed by the Board. When asked about what was to be stored in the building, Matt said that maintenance equipment would be stored there. When asked about where fuel would be stored, Matt said that the fuel would be stored in an outdoor fuel storage cage. Vicki wanted the cage to be shown on the plan.

It was moved by CONNOLLY, seconded by GARIPAY to accept the application as complete with the above noted waivers. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

Public Comments/Questions:

There were no questions from abutters.

It was moved by CONNOLLY, and seconded by GARIPAY to approve Case No. P2013-08, Site Plan Review to construct a maintenance building for Outdoor Recreation activities at Storrs Pond, 49-59 Oak Hill Drive, Tax Map 4, Lot 7, in the "F" zoning district as shown on plans prepared by Randall T. Mudge & Associates, entitled *Accessory Storage Building (sic) for Storrs Pond Recreation Area*, dated 5 Feb 2013, with the condition that the plan be revised to show the location of the outdoor fuel storage cage. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

3. P2013-04 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY PAUL TOUGAS, AS AGENT FOR THE TRUSTEES OF DARTMOUTH COLLEGE, PROPERTY OWNER OF RECORD, FOR IMPROVEMENTS TO AND ASSOCIATED WITH THE DARTMOUTH COLLEGE SEASONAL CREW DOCK ON THE CONNECTICUT RIVER, 8 BOATHOUSE ROAD, TAX MAP 33, LOT 83, IN THE "I" ZONING DISTRICT.

Judith Esmay read the Notice of Public Hearing. Bill Dietrich was noted as the voting Alternate for this case.

Ellen Arnold, Dartmouth College, and Roy Schiff, Milone & MacBroom, presented the application. They described the dock extension to accommodate new launches and the changes that would be made to the access drive. Roy Schiff summarized the project and discussed how the project had changed beginning with the initial project meeting, and with Staff Evaluation and Conservation Commission input. He distributed a memorandum dated March 5, 2013 entitled *Project Overview and Status Update*.

The following waivers were requested:

Procedures:

- Design Review

Submission:

- Abutters identified on the plat
- Current boundary
- Full perimeter survey
- Existing and proposed off street parking
- Existing and proposed accessible parking
- Existing and proposed loading and delivery areas
- Front, side and rear setbacks
- Height and number of stories of existing buildings
- Use of abutting properties
- Use of all rooms and areas
- Vehicular and Pedestrian Circulation Plan
- Elevation Plan
- Lighting Plan
- Areas designated for snow storage
- Other approvals

Board Comments/Questions:

It was moved by CONNOLLY, seconded by DIETRICH to accept the application as complete with the above noted waivers. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

Public Comments/Questions:

There was no public comment or questions.

It was moved DIETRICH, seconded by CONNOLLY to approve Case No. P2013-04, Site Plan Review for improvements to and associated with the Dartmouth College Seasonal Crew Dock on the Connecticut River, 8 Boathouse Road, Tax Map 33, Lot 83, in the "I" zoning district as shown on plans prepared by Milone & MacBroom, LLC, entitled *Improvements to the Dartmouth College Seasonal Crew Dock on the Connecticut River, Hanover, New Hampshire, Final Design January 17, 2012, Revision February 27, 2013*, Project No. 4459-07. The site plan was approved with the condition that all required Federal, State and local permits be obtained before construction begins. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

- 4. P2013-05 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY HYPER THERM, INC., FOR RECONSTRUCTION AND PAVING OF THE PARKING LOT, SERVICE AREA, REAR ACCESS ROAD, AND PEDESTRIAN PATHWAY AT 15 GREAT HOLLOW ROAD, TAX MAP 1, LOT 18, IN THE "BM" ZONING DISTRICT.**

Smith advised the Board of the applicant's request to continue this case to April 2, 2013 in order that the applicant would have more time to work on exterior lighting issues.

It was moved by GARIPAY, seconded by DIETRICH to continue this case to April 2, 2013 at the Town Offices. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

- 5. P2013-06 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY HYPERTHERM, INC., FOR REMOVAL OF AN EXISTING CONCRETE PAVER DRIVEWAY AND REPLACEMENT WITH A BITUMINOUS CONCRETE DRIVEWAY, PAVEMENT OF A PORTION OF EXISTING PEDESTRIAN ACCESS PATHWAY, AND STORMWATER MANAGEMENT AT 21 GREAT HOLLOW ROAD, TAX MAP 1, LOT 20, IN THE “BM” AND “NP” ZONING DISTRICTS.**

Smith advised the Board of the applicant’s request to continue this case to April 2, 2013 in order that the applicant would have more time to work on exterior lighting issues.

It was moved by GARIPAY, seconded by DIETRICH to continue this case to April 2, 2013 at the Town Offices. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

- 6. P2013-09 SUBMISSION OF APPLICATION FOR MODIFICATION OF AN APPROVED SITE PLAN BY GILE COMMUNITY HOUSING REAL ESTATE, LLC, THE JOINT-VENTURE ENTITY OF TWIN PINES HOUSING TRUST & THE HARTLAND GROUP, FOR EXTENSION OF SITE PLAN APPROVAL OF CASE NO. P2006-05, ISSUED 01/23/2007 AND AMENDED 08/28/2007 & 06/03/2008 IN CASE NOS. P2007-17 & P2008-19. THE PROPERTY IS LOCATED AT 215 LEBANON STREET, TAX MAP 21, LOT 2, IN THE “OL” ZONING DISTRICT.**

Judith Esmay read the Notice of Public Hearing. William Dietrich was noted as the voting Alternate for this case.

Vicki Smith reported that due to an error in noticing abutters that the hearing could not be held and would need to be re-scheduled to allow the legal notice period for all abutters. The Board will meet on March 12, but legal notice cannot be given in time for the case to be heard that night. The Board may meet on March 26 for a second zoning amendment hearing, or not until April 2.

It was moved by DIETRICH, seconded by CONNOLLY to continue the hearing until March 12 at the Town Offices at which time the Board can choose the date to which the hearing can be re-scheduled. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

7. DISCUSSION ABOUT NEIGHBORHOOD PLANNING PARTY

ESMAY and Vicki Smith re-capped the Hovey/Ledyard/Buell planning party. The Board discussed their interest in holding another this spring and the party for East of Moose Mountain in the summer.

8. OTHER BUSINESS

ESMAY reported on the Route 120 design charrette for accommodating traffic and making the corridor safer for pedestrians and bicyclists.

9. ADJOURN: The meeting adjourned at 9:30 PM.

Respectfully submitted,

Beth Rivard with the assistance of Vicki Smith since the taped recording did not work