

**PLANNING BOARD
MAY 7, 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, Michael Mayor; Iain Sim; Nancy Carter (Selectmen's Representative)

Alternates: None

Staff: Vicki Smith

Others: See Attendance Sheet

1. **MINUTES:** The minutes of April 2 and 16, 2013 were approved.
2. **P2013-(05)19 CONTINUATION OF SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY HYPERTHERM, 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.**
3. **P2013-(06)20 CONTINUATION OF 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 reported that Perry Seale, of Hypertherm, has requested a continuance to June 4th.

It was moved by MAYOR, seconded by CONNOLLY to continue the matters docketed as P2013-05 and P2013-06 until Tuesday, June 4th. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

4. **P2013-15 SUBMISSION OF APPLICATION FOR VOLUNTARY MERGER, BY THE TRUSTEES OF DARTMOUTH COLLEGE, TO MERGE 15 WEBSTER AVENUE, TAX MAP 37, LOT 14, 13 WEBSTER AVENUE, TAX MAP 37, LOT 47, AND 1 OCCOM RIDGE, TAX MAP 37, LOT 48. ALL PROPERTIES ARE LOCATED IN THE "I" ZONING DISTRICT.**

Joe Broemel, Senior Project Manager at Dartmouth College, presented the application. He said the location of the proposed sorority house is directly over an existing lot line. Dartmouth is seeking a voluntary merger of three lots to eliminate that lot line.

Board Comments/Questions:

- RSA 674:39-a requires the Board to approve voluntary mergers unless the Board finds some violation of ordinance or regulation. This is not subject to a public hearing.

Staff Comments/Questions:

- The I District allows for more than one principal building per lot.

It was moved by CONNOLLY, seconded by MAYOR, to approve the application for merger of lots as recited in the application. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

- 5. P2013-14 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY THE TRUSTEES OF DARTMOUTH COLLEGE TO CONSTRUCT A NEW 23-BED SORORITY HOUSE WITH ASSOCIATED PARKING IMPROVEMENTS FOR THIS PROPOSED FACILITY AND FIVE EXISTING ADJACENT SORORITY AND FRATERNITY HOUSES. THE PROPERTIES INVOLVED INCLUDE: 15 WEBSTER AVENUE, TAX MAP 37, LOT 14; 1 OCCOM RIDGE, TAX MAP 37, LOT 48; 13 WEBSTER AVENUE, TAX MAP 37, LOT 47; 2-12 CHOATE ROAD, TAX MAP 37, LOT 22; AND 9 WEBSTER AVENUE, TAX MAP 37, LOT 16; AND. ALL PROPERTIES ARE LOCATED IN THE "I" INSTITUTION ZONING DISTRICT.**

ESMAY read the Notice of Public Hearing.

Joe Broemel, Senior Project Manager at Dartmouth College, Kevin Worden, of Engineering Ventures, Bob White, of ORW Landscape Architects & Planners, Richard Dean, of TruexCullins Architect & Design, and Woody Eckels, Director of Residential Operations at Dartmouth College, presented the following:

Overview:

- Kappa Delta is an existing sorority on campus without its own house.
- It is a national sorority that must abide by more regulations and rules.
- The proposed building:
 - will be Dartmouth-owned and managed by Dartmouth's Office of Residential Operations
 - will be the same size and program as the sorority at 2 North Park Street
 - is designed to fit the character of the neighborhood and the dimensions and building envelope of the site.
- Two driveways off of Occom Ridge will be eliminated to create green space and buffer.
- Parking lot changes are intended to improve the efficiency of parking and traffic, as well as drainage.

Access:

- Majority of access is anticipated to be on foot. Pedestrian connectivity will be provided from building front doors heading toward campus, between the new sorority and the Tri-Delta house, and from the site to Occom Ridge.
- Driveway count will reduce from five drives to five buildings, to three drives to six buildings.

- New drives and consolidated parking offer flexibility and better access for emergency vehicles.
- A reinforced pad will be installed off of Occom Ridge for fire truck staging. A bollard system will be used to prevent other vehicles from utilizing that space.

Parking:

- 73 parking spaces are proposed (this is more than currently exists and more than required for all six buildings).
- ADA accessible spaces will be located within proximity to each building and accessible routes will lead from those spaces to the buildings.
- Parking lot construction includes grading and reconstruction of a volleyball court along the back yards of the houses.

Stormwater Management:

- The proposed drainage system will direct surface flow from the parking areas to low forebay areas and on to a small version of an infiltrator.
- Water will be discharged to two locations: (1) the infiltration chambers, or (2) tie into an existing system that goes behind the Roth Center.
- All flows coming off of the site will be fully treated, infiltrated up to a one-year storm, and reduced from preexisting flows.

Utilities:

- Water will be delivered to the site by connecting to an existing water line on Occom Ridge.
- A portion of the sewer line will be sliplined, as requested by DPW.
- Power will be provided from an existing transformer.

Landscaping includes:

- Retention of an existing hemlock hedge near the renovated parking lot.
- Retention of an existing cedar hedge between the proposed house and an adjacent one.
- New street trees facing Occom Ridge and changing driveway areas to yard space.
- New deciduous trees along the south and west sides of the parking lot.
- Redoing the lawns and neatening things up from the parking lot to the back yards.
- Two rain garden areas which will include evergreens, shrubs native to the area, and perennial grasses that should be robust in the summer and able to recover from winter plowing.
- New trees include red maples, pin and red oak, crabapple, and American Hop Hornbean.

Lighting:

- Is primarily associated with the parking lot and very subtle use of lighting on the building entranceways.
- Existing fixtures will be replaced with LED fixtures.
- Sheet ES.1 Site Lighting Photometrics Point By Point And Telecom & Security Fiber Pathway was explained to the Board and a picture of proposed fixtures provided.
- Bottom line is that one border will fade to dark, no light will leave the rear property line, none will leave much beyond the yard area of the house, and there will be no source of direct light in any direction affecting anyone off the site.
- There is no case where light is even 2 foot-candles on the ground.

Architecture:

- Images of various adjacent buildings and their parking were displayed. Most are two and three stories with significant roof forms.
- A 3-D model of the proposed three-story building with attic, dropped into the context of the site, was displayed. The building is designed to be appropriately masked and scaled to sit very graciously within the neighborhood as are exterior public areas and entries.
- The roof ridge height has been reduced to 40'-5.5". There will be mechanical equipment on the roof level. The condensing unit (the noisiest portion) will be located in the basement. Roof fans will be oversized and will run at about one-third of the rated rpm level. That should result in a 40 dBA measurement at the fans and well below the 55 dBA maximum level allowed at the property lines.
- Stairs and other functions that do not require windows are toward the front of the building and those that do are focused toward the rear away from the roadway.
- A formal room on first floor does have significant windows on the Webster Avenue side and some facing Occom Ridge.

Wrap-up:

- Dartmouth hosted a meeting with all of the abutters, and addressed the Occom Pond Neighborhood Association at their annual meeting. Dartmouth has responded to concerns and questions raised.
- Phased construction is planned to accommodate student parking. Phase 1, involving the eastern half of the parking lot, will be done over the summer. Phase 2, the area around the building and the remainder of the parking, will follow. Contractors will be allowed to park within the construction fencing. Thirty off-site, on-campus parking spaces will be provided at Dewey Field for construction workers.

Board Comments/Questions:

- Will the trees on Occom become the responsibility of the Town's DPW?
 - ESMAY said William Desch, Hanover's Urban Forester, is on record wanting the trees and accepting responsibility for them.
- Will the crabapple trees be shaped and pruned to maximize their presence?
 - White said he prefers to choose trees that will take a natural form and not need a lot of work.
- What is the intent of the regulations relative to landscaping of the interior parking and maneuvering area within a parking area?
 - Smith said the regulations envision islands as being within the parking area. The Board has accepted peninsulas as interior planting areas, so the rain gardens are acceptable material.
 - Broemel said the landscaping plan also takes into account concerns expressed by Dartmouth's Office of Safety and Security. They don't want to see a lot of bushes that people could hide behind.
- Has the front walk issue raised during Staff Evaluation been addressed?
 - Broemel said DPW will not approve a sidewalk that leads directly to a street where there is no sidewalk. HFD prefers a sidewalk leading from the street to the building. The sidewalk has been revised to meet emergency egress requirements by leading to a fire lane.

- Will noise go beyond the property boundaries?
 - Broemel said noise from the roof-mounted equipment should go straight up.
- What will be used to screen the rooftop equipment?
 - Broemel said it does not require screening. Screening will make it visually three times bigger due to equipment clearance issues. The goal was to err on the side of making it as small as possible.
- Noise levels just below the legal limit are annoying.
 - Broemel said the roof-top equipment would meet the Town's noise standards even if placed at ground level. The equipment at 2 North Park Street is located at ground level and cannot even be heard on the property.
 - Smith said dBA readings are required prior to occupancy. If the standard is not met, baffling will be required.
- Why is pellet storage proposed if there is no fireplace?
 - Broemel said a pellet-fired boiler is proposed. Pellets will be delivered by truck three to four times a year. There will be restrictions upon which deliveries can be made. Trucks will access from the parking lot. Staff from Dartmouth's Office of Residential Life will maintain the boiler.
- Who is responsible for making sure that the neighborhood is relatively construction traffic free?
 - Broemel said Dartmouth is responsible. DPW is in agreement that construction traffic should enter from Webster Avenue and on to Occom Ridge. Construction traffic is prohibited north of 3 Occom.
- Where is the area of snow storage?
 - Broemel said there are three areas on the north edge of the pavement. There are also numerous other places to locate snow.
- Has there been any response to Smith's request for covered bicycle parking areas.
 - Broemel said yes, a covered area in the back has been provided. There is also room in the basement for bicycle storage.
- There is a sense of crowding to get this building between the other two properties.

Public Comment/Questions:

- Rick Sayles, of 4 Occom Ridge, said he applauds Dartmouth on their efforts. Elimination of the driveways is an improvement. Sayles said he argued at the ZBA hearing that a 13,300 sf building is not in residential character of the area. This building will have a massive face on Occom Ridge. He said he and his wife are also concerned about the 3,880 sf footprint. This building will be only 21' from the street. Sayles spoke favorably of the landscaping plans but said he hoped more could be done given the building's proximity to the street. More robust, low level landscaping would help to maintain the character of the neighborhood.
 - White said large plants will be used for the proposed new hedge. They should have an immediate effect.
 - ESMAY asked whether additional shrubbery would impede emergency access.
 - Smith said a small hedge would not be in their way.
 - DIETRICH said deciduous trees are planned along Occom Ridge. There will not be much screening in front of the building from late October to early May.
 - CONNOLLY said the lifespan of hedges directly adjacent to the road is rather short.

- White pointed out that the property does not extend all the way to the road. He said he does not think DPW would approve landscape screening of a Dartmouth property within the right-of-way.
- ESMAY said she agreed with Sayles that Dartmouth has done commendably in treating the Occom Ridge face of the property. It is always a tender business when the I Zone develops right up to another zone, especially a residential zone.
- CARTER said hedges would benefit the Sayles family and the ladies who intend to live at this house and may not want their activity at ground level to be regularly visible when it is lit at night. She asked whether a volleyball court or similar activity is proposed within the grassed area of the property.
 - Eckels reiterated that hedges in the front would provide a place for people to hide behind and would make it difficult for the HFD to access the building from the street. He said student nature is to utilize window shades 90% of the time. Relative to the grassed area, it is intended to be large enough for a tent. Tents have always been used there for reunions.
 - CARTER shared her personal opinion that the privacy of both parties is far more crucial than five days' worth of reunion activities.
 - ESMAY said a comment at Staff Evaluation was that the walkway outlet to Occom Ridge is needed to address the rush process of the house. However frivolous anyone else may consider that, it is important to the residents of the house that there be open space there.
- MAYOR said the evergreen plantings, along Occom Ridge, to the west of the building, will prevent sun and warmth from reaching the building.
- Jan Sayles, of 4 Occom Ridge, said this is a residential area that is visited by an entire community of walkers. A visual buffer would be welcomed by all.
 - ESMAY said she is sympathetic of their wishes and favors the desire for more softening shrubbery but the conversation has shown that there are more issues involved.

Waivers requested:

Submissions

1. Current boundary survey map
2. Bearings and distances
3. Perimeter boundaries of the lot or lots on which project is located
4. Location and gross area of existing buildings
5. Height of existing buildings
6. Use of all rooms and areas
7. Snow storage
8. Elevations
9. Other approvals to be submitted to town upon receipt.
10. Comments and recommendations made by staff at Design Review.

Procedural

11. Design Review

ESMAY said defense of each of these requests is provided in a letter dated April 24, 2013.

It was moved by CONNOLLY, seconded by MAYOR, that the application be considered complete with the above noted eleven waivers. There being no further discussion, THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

Possible conditions of approval proposed by staff:

1. Prior to the issuance of a building permit, a flow test shall be undertaken to ascertain that the water pressure is adequate for fire protection.
2. The sewer line shall be videoed and improved with slip line or 8 inch sewer line replacement as deemed satisfactory by the Director of DPW.
3. Drainage calculations shall be submitted to the Director of DPW for review prior to the start of construction. Should adjustments to the stormwater management be required, a design deemed adequate by the Director of DPW shall be submitted as a field change.
4. Any permits needed will be acquired prior to construction.
5. The applicant will arrange and hold a pre-construction meeting involving the owner's project manager, representatives from Town Departments and the general contractor prior to the commencement of construction.
6. Construction traffic will be limited to Webster Avenue and southern end of Occom Ridge.
7. Construction activity producing noise at the property line shall be restricted to 7:30 AM to 5:30 PM, Mondays through Fridays.
8. At the completion of the project, a CAD file of the building footprint satisfactory to the Director of Public Works along with \$1000 (for as-builts to be completed by the Town), shall be submitted to the Town.
9. The college will agree to re-number Delta Delta Delta to 3 Occom Ridge, and the Town will address the new building, 1 Occom Ridge.
10. A maintenance protocol for the rain gardens be developed and submitted to the Town.
11. The protection of the legacy trees during construction be overseen by the College arborist.

ESMAY noted that the application for Special Exception to construct a student residence in the "I" zone was granted by the ZBA.

Without further discussion, **it was moved by CONNOLLY, seconded by DIETRICH, to approve the site plan review to construct a 23-bed sorority house at 1 Occom Ridge with the 11 conditions listed above. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.**

6. OTHER BUSINESS

RZP Update:

Neighborhood meetings: Smith said the residents of Hovey/Ledyard/Buell have already met. She is drafting a summary statement. She has also been in contact with residents of the eastern end of Greensboro Road, downtown Etna, and Blueberry Hill who are organizing their neighborhoods. The residents of Occom Pond are waiting for the sorority project to be out of the way before beginning neighborhood planning. The next neighborhood meeting is scheduled for June 25th from 4-6:00 PM at the Tunis School House to discuss the neighborhood encompassing the east slope of Moose Mountain. Smith said the burning issue with this group is to allow year-round residences. They don't want seasonal housing. Smith said it is very clear in the Master Plan that that is not contemplated.

CARTER asked if there is still room in the schedule to fit in additional neighborhoods. Smith said yes. She reiterated that these meetings are open to the public. Participation by attendees who do not reside in the designated neighborhood is limited to observation, due to the limited time spent with each neighborhood. SIM said some issues, such as home occupation, accessory structures as dwelling units, distances between structures, etc., should be brought up at every meeting.

Zoning Ordinance update: DIETRICH said he, ESMAY, and Judy Brotman, Zoning Administrator have been reviewing the technical changes proposed by the consultants. Some they are in favor of adopting, some they prefer to hold off on as it is their opinion that they are more than technical changes, and some they think are an error and don't need to be done. Eventually a markup will be shared with the Board. Brotman is reviewing ZBA decisions over the last ten years looking for situations where there is an ambiguity in the Ordinance. Suggestions from others are welcome.

7. ADJOURN: The meeting adjourned at 9:33 PM.

Respectfully submitted,

Beth Rivard