

**PLANNING BOARD
JUNE 4, 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:

Staff: Vicki Smith

Others: See Attendance Sheet

1. **MINUTES:** The minutes of April 16, 2013 and May 7, 2013 were approved.

The following two cases were heard together:

2. **P2013-05 & P2013-19 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 & P2013-20 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.** [These cases were previously before the Board on April 2nd and April 16th (site visit). Conceptual Review was heard November 6, 2012 as Cases P2012-51 and P2012-52.]

Perry Seale, of Hypertherm, and Russ Rohloff, of Pathways Consulting, presented the applications. Seale said concerns expressed regarding a shared entrance, lighting, and stormwater have been addressed. Rohloff explained the current plan revisions as follows:

15 Great Hollow Road: Creare re-opened a previously abandoned driveway and eliminated their use of the shared entrance. The gravel area, on the Hypertherm side of the shared entrance, was developed as lawn area. Tree plantings and low shrubs were added to the grass strip along the Hypertherm/Creare property line to provide a visual barrier. There is still a 24' wide driveway, which is adequate for emergency services. Smith said Great Hollow Road is a State road. Hanover DPW has no authority over it. Smith said the Town's concern is that Creare not lose any parking.

Parking lot lighting was reevaluated by a lighting consultant. Fixtures and mounting heights were reduced to provide a level sufficient for safety and access. There is no way to reduce the lighting any further without creating dark zones within the lot. Double-headed fixtures will be located on the planted islands. The presence of the trees will reduce the lighting that spreads out from that zone.

Building-mounted lighting was also reevaluated. All of the floodlights that face outward toward the road will be replaced with full cut-off LED fixtures. Cut-sheets were provided. That should immediately reduce the visual impact when coming down the driveway.

Staff Comments/Questions:

- Smith questioned the photometrics model depicted on Sheet 3A. She said the Town does not have standards for lighting levels. They rely on the applicant to assess their lighting needs. The Town needs to get more involved in lighting levels.
 - Rohloff said the photometrics model was provided by their lighting suppliers. Their findings are theoretical. They represent a gross presentation of what they expect the lighting to be. They don't take into account any reflection from the building.

Public Comments/Questions: None

Board Comments/Questions:

- Are employees assigned to park in specific parking lots? How many employees and parking spaces are there for each site?
 - Seale said employee numbers will fluctuate depending on what's occurring in the buildings. The intent of the current proposal is to match the number of existing spaces.
- How much interior landscaping is provided? Has the applicant made an attempt to meet the Site Plan Regulations?
 - Rohloff said they are attempting to put in as many interior islands as they can without affecting the number of parking spaces. The lot's existing footprint will not change.
 - Smith said she cannot determine from the information provided whether the plan meets the regulations. Her suggestion is that a waiver is needed.
- It appears that the lots are never more than 80% filled.
 - Seale disagreed with that statement. He said that was not the case in September and as Hypertherm grows, they hope to be able to provide breathing room.
 - GARIPAY said having 20 extra spaces is not a lot for a company of this size.

21 Great Hollow Road: The only change is the replacement of nine existing building-mounted floodlights with full cut-off LED fixtures.

Board Comments/Questions:

- Has staff's comment about stabilizing disturbed soil with sod been addressed?
 - Rohloff said no, that is a construction technique and they have not yet prepared the final construction documents.

Public Comments/Questions: None

It was moved by CONNOLLY, seconded by MAYOR, to accept application P2013-05/19 (15 Great Hollow Road) as complete with the following waivers: Design Review, Current boundary, Full perimeter survey, Height and number of stories of existing

buildings, 100 year floodplain elevations, Use of all rooms and areas, Elevation Plan, Location of vents, Location of mechanical equipment, Plan showing progression of work, Road and utility plan approved by DPW, and Interior landscaping for parking lot. DIETRICH asked if these waivers are granted, will they still be discussed by staff and the applicant. Smith said no but added that staff is comfortable with the waivers requested. Without further discussion, **THE BOARD VOTED SIX IN FAVOR, ONE OPPOSED (SIM). THE MOTION CARRIED.**

Possible conditions of approval proposed by staff:

- 1) erosion control details should specify that only straw bales and straw be used in place of hay bales and hay; and
- 2) grass-lined treatment swales should be immediately stabilized with sod instead of using seed and mulch.

It was moved by CONNOLLY, seconded by MAYOR, to approve P2013-05/19 (15 Great Hollow Road) with the above listed conditions. There being no further discussion from the public or amongst Board members, **THE BOARD VOTED SIX IN FAVOR, ONE OPPOSED (SIM). THE MOTION CARRIED.**

It was moved by DIETRICH, seconded by CONNOLLY, to accept application P2013-06/20 (21 Great Hollow Road) as complete with the following waivers: Design Review, Current boundary, Full perimeter survey, Height and number of stories of existing buildings, 100 year floodplain elevations, Use of all rooms and areas, Elevation Plan, Location of vents, Location of mechanical equipment, Plan showing progression of work, and Road and utility plan approved by DPW. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

It was moved by MAYOR, seconded by GARIPAY, to approve P2013-06/20 (21 Great Hollow Road) with the conditions that erosion control details should specify that only straw bales and straw be used in place of hay bales and hay, and grass-lined treatment swales should be immediately stabilized with sod instead of using seed and mulch. There being no further discussion, **THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.**

4. **P2013-25 SUBMISSION OF APPLICATION FOR MINOR LOT LINE ADJUSTMENT BY PIERCE'S INN INC. AND BRUCE LINGELBACH & CYNTHIA PIERCE, PROPERTY OWNERS OF RECORD, TO ANNEX 1.76± ACRES AND 1.58± ACRES FROM 259 DOGFORD ROAD, TAX MAP 9, LOT 29 TO 257 DOGFORD ROAD, TAX MAP 9, LOT 109. BOTH LOTS ARE LOCATED IN THE "RR" ZONING DISTRICT.**

ESMAY read the Notice of Public Hearing.

Bruce Lingelbach presented the application. He said when the current lot line was created, he and his wife resided on the adjacent lot. Since they have moved into the Inn, they want more buffer from 257 Dogford Road. Their intention is to sell the adjacent lot to its current tenants.

Board Comments/Questions:

- What is "Woods Road"?
 - Lingelbach said it is part of an old ski trail. It is not a road.
 - MAYOR said woods roads provide access to tree stands to manage wood lots.
- Who owns the easement over the shared entrance on the smaller parcel?
 - Lingelbach said that will be stricken from the deed at the time of the sale.
- Where is the septic field for the house on the smaller lot?
 - It is across the driveway from the house location.

Staff Comments/Questions:

- Will the recreational trail easement be retained by Pierce's Inn?
 - Lingelbach said yes.

It was moved by MAYOR, seconded by SIM, to find this application complete. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

Public Comments/Questions: None

It was moved by SIM, seconded by DIETRICH, to approve the application. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

5. P2013-26 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY THE TRUSTEES OF DARTMOUTH COLLEGE TO CONVERT AN 8-UNIT RESIDENTIAL BUILDING TO A 25-BED STUDENT RESIDENCE AFFINITY HOUSE WITH A 2-BEDROOM ADVISOR APARTMENT. THE PROPERTY IS LOCATED AT 4-6 NORTH PARK STREET, TAX MAP 38, LOT 83, IN THE "I" ZONING DISTRICT.

ESMAY read the Notice of Public Hearing.

Joe Broemel, Senior Project Manager at Dartmouth College, Woody Eckels, Director of Residential Operations at Dartmouth College, Charlie Hirshberg of CLD Engineers, and John Vansant of Smith & Vansant Architects presented the following:

Overview:

This is an existing eight-unit townhouse-style building with 20 bedrooms. The proposal is to convert the townhouses into 25 bedrooms and a two-person apartment for use as an academic affinity house for the LGBTQ community. The apartment will be occupied by a faculty member building advisor and his/her family.

The height and massing of the existing building is within the character of the neighborhood. The front of the building will remain largely the same. The only real change to the exterior is to widen the back porch from 18' to 32'. Some of the extraneous doors to the townhouses will be eliminated. Entrances to the apartment, student rooms, social space and basement will be independent. Key-card entries will be utilized. The old front door will be retained for appearance sake.

Pedestrian movement will be enhanced by extending the sidewalk along the back of the building. A brick sitting wall is proposed in front of the building. It is likely this will be eliminated due to budget constraints.

There are currently seven stand-alone affinity houses on campus with various academic programs. Affinity houses are not fraternities or sororities. They have different types of uses and programs.

An informational package was sent out to the abutting residential neighbors. Broemel has had conversations with Roddy Young, of 5 North Park Street, and Linda Dwyer, of 7 North Park Street, about the change of use to undergraduate.

Landscaping: Four pine trees will be removed due to ill health and safety concerns. A couple of Norway spruces will be reintroduced along North Park Street, lower trees along the walkway, day lilies along the building, and hydrangea along the neighboring stone wall. The two remaining trees will be outside of the construction area. Excavation is needed around the entire edge of the building to seal foundation walls. The basement floor will be replaced, and moisture protection and insulation provided. Existing shrubbery disturbed by the excavation will be removed and replaced.

Lighting (Sheet ES-1): Exterior lighting will be reduced to the code-required minimum. Exterior fixtures will be replaced with canopy recessed mounted lights. Lighting on the expanded porch (the new main entrance) will increase. Broemel is still looking for fixtures to replace lights for the side entries. Light spillage will be slightly diminished, light locations will not.

Parking: Seven parking spaces are required. Eleven are proposed. Two spaces will be designated handicap spaces. Two spaces will be designated for the faculty advisor. Undergraduate students will be required to park in the A Lot on East Wheelock Street. The driveways will not change, aside from parking reconfigurations. There will be no effect on emergency services or deliveries.

Site drainage will remain largely unchanged. The foundation drain, drip edge off the roof, and piping to an existing catch basin will be improved. Pervious area will be reduced slightly.

Utilities: All existing mains are in place. The water service will be upsized to accommodate a sprinkler system installation. Results of a hydrant flow test indicate that there is adequate pressure to service the new sprinkler system.

Public Comments/Questions:

- Michele Sacerdote, of 3 North Park Street, expressed concern for interior lighting that is left on all night. She asked whether exterior lighting must be on all the time.
 - Eckels said two interior stairwells are required to have lighting on all the time. The main function room on the first floor will run on occupancy sensors. There will be some low light level in the first long corridor but that will be directed toward the courtyard rather than the neighborhood.
- Roddy Young said he opposes the expansion of undergraduate use. He said there is already noise in the neighborhood at 1:00 AM on Saturdays and Sundays. Renovating the river cluster dormitories below Tuck would be a good long-term solution to keep undergraduate housing away from residential communities.
- Linda Dwyer said this is not a good spot for Greek-housing type use, with music blaring and students hanging out in front of the building. Undergraduates do not have the same maturity and respect that graduate students and faculty have. She said she is concerned

that a large grouping of a particular population could create problems. This group has the potential to attract protesters, threats, and violence. Dwyer said she does not want that in her neighborhood. She is also concerned for diminished property values. As a taxpayer she hopes and expects to live in peaceful domicile.

- ESMAY said the Board hears her points, but the issue of whether this student residence use should be allowed is a matter for the Zoning Board.
- Sacerdote asked of the possibility of this organization becoming a social organization.
 - Eckels said that is highly unlikely.
- Sacerdote asked of party rules.
 - Eckels said affinity houses have the same rules and regulations as every other Dartmouth organization. Parties involving a certain number of people or where alcohol will be present must be registered with the Safety & Security Office. There is already a sorority next door that has those same abilities. They have been at that location since September and there have been no complaints.
- Young asked if it would be possible to not allow alcohol at this location at any time.
 - Eckels said that is not something Dartmouth would voluntarily impose amongst this group.

Board Comments/Questions:

- Will the resident advisor have any authority to monitor activity?
 - Broemel said yes.
 - Eckels said issues raised will be addressed by Dartmouth's internal adjudication process.
- What has been the track record at other affinity houses on campus?
 - Eckels said most have wonderful track records. We don't get complaints. These are academic affinity houses, not social organizations. They provide educational programming and classes. Residents at this location will not be limited to students amongst the LGBTQ community. They must just be interested in participating in the programs.
- The proposed brick benching will attract student activities. What can be done to discourage large congregations on the front grass area?
 - Eckels said he fully expects to see students out there playing Frisbee. He said he would have a very difficult time making a commitment to the Town to prohibit undergraduate students from taking advantage of green space that's been created for them.
- Has an application been made to the ZBA for the change of use to a student residence?
 - Broemel said yes, a public hearing was held last Thursday and deliberations are scheduled for this Thursday.
- Second floor plans depict four toilets and four showers for 18 students. That seems a little parsimonious.
 - Vansant said that is actually 20 or 30% higher than the Dartmouth standard and is certainly higher than is required by code.
 - Hirshberg said the layout of the bathrooms is for single use. There is a sink and shower, and a sink and toilet, in separate rooms, which increases the counts significantly. Dartmouth's standard is 1:6; the plumbing code requirement is 1:10.

- Affinity houses are for older students. If they misbehave, can they be removed?
 - Eckels said yes, affinity houses are for juniors and seniors. Students can be removed from any house if they misbehave. This is a building that will be in very high demand.
- CONNOLLY said it has been her experience that areas controlled by Dartmouth, particularly those located on campus, are usually in a pretty civilized condition most of the time.
- It is helpful to know the distinction between a social house and an affinity house. This being the eighth affinity house on campus, Dartmouth has some experience with them.
- Replacing the pine trees with sugar maples will probably help to cut down on noise and light spilling from the property.

Staff Comments/Questions:

- Smith asked for confirmation that the plan does not include a doghouse sewer manhole.
 - Broemel confirmed it does not. He said DPW requires a much more expensive installation process, which requires much more excavation, and is harder to bypass flow during the installation. However, Dartmouth will abide by their requirements.

ESMAY questioned whether a site visit is necessary. The Board consensus was no.

Waivers requested:

1. Vicinity sketch
2. Certified boundary survey
3. Bearings and distances on lots
4. Location and gross area of existing buildings
5. Height and number of stories of existing buildings
6. Use of abutting properties within 100 feet of the site boundary
7. Snow storage on site plan
8. Comments specific to design review
9. Comments from design review
10. Design review

ESMAY said rationale for each of these requests has been provided by the applicant.

It was moved by SIM, seconded by MAYOR, to find the application complete with those waivers requested as being reasonable waivers. There being no further discussion, **THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.** CARTER asked how the Planning Board's actions will impact the Zoning Board deliberations. ESMAY said a condition of Site Plan approval will be that it not be effective until the ZBA decides affirmatively that this may be used as a student residence.

Possible conditions of approval:

1. that any necessary zoning permits be obtained prior to construction;
2. that there be a 6' chain-link construction barrier fence to protect trees;
 - Broemel reiterated that the two trees being retained are located outside of the construction work area. They will be protected by the site work boundary fence.
3. that the utility plan be approved by the Director of the Hanover Department of Public Works prior to construction.

Smith asked whether removal of the brick seating area could be approved as a field change if/when it is requested. The Board agreed that would be appropriate.

It was moved by MAYOR, seconded by DIETRICH, to approve the application with the following conditions: (1) that any necessary zoning permits be obtained prior to construction; and (2) that the utility plan be approved by the Director of the Hanover Department of Public Works prior to construction. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

6. OTHER BUSINESS

Planning Board Summer Schedule:

- 06/25/2013 Neighborhood planning meeting at Tunis Schoolhouse at 4:00 PM
- 07/02/2013 Site Visit to Dartmouth's Memorial Field, 4 Crosby Street at 7:00 PM
- 07/02/2013 Regular meeting at Town Hall at 7:30 PM
- 08/27/2013 Regular meeting at Town Hall at 7:30 PM
- 09/03/2013 Regular meeting at Town Hall at 7:30 PM
- 11/08/2013 & 11/09/2013 Plan NH Charrette, time & location TBD

Residential Zoning Project: There has been no additional review of the consultant's proposed Zoning Ordinance technical clean-up.

Rental Housing Ordinance: ESMAY announced that the Rental Housing Ordinance is alive and kicking. CARTER said the BOS intend to hold a public hearing such that the Ordinance can be in place for September. There is no fee to register a rental property but there are some pretty serious penalties if you don't. ESMAY said the first public hearing will be held June 17th. She urged Board members to attend.

7. ADJOURN: The meeting adjourned at 9:45 PM.

Respectfully submitted,
Beth Rivard