

PLANNING BOARD
SEPTEMBER 24, 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 August 27, 2013 were approved.

2. **OTHER BUSINESS:**

Neighborhood Meetings: Smith provided an update on all of the neighborhood meetings.

- **Ledyard/Hovey/Buell/Currier** - CONNOLLY is assisting these residents to prepare proposed zoning amendments for submission in November.
- **East Slope Moose Mountain** – Smith has prepared the summary write-up of the June 25th neighborhood meeting. The residents would like to draft additional text and have it incorporated into Smith's summary before it is presented to the Board. Smith suggested the presentation would not occur until after January 1st. She said she expects the residents to recommend that the Town consider eliminating the seasonal residential use limitation and allow year-round use.
- **Middle Mink Brook Watershed** – neighborhood meeting is scheduled for October 1st at 7:00 PM at Trumbull Hall. Smith said she has received a lot of neighborhood worksheets from these residents. 291 invitations were sent out for this meeting.
- **Etna** – neighborhood meeting is scheduled for December 3rd. Resident hosts include Ann Morris, Dave Cioffi, and Heather Drinan. The boundaries they have designated encompass all of the bird lands up to the big curve on Trescott Road, down to Cutting's Corner, up Stevens Road to the Lebanon city line, up Chandler Road and Ruddsboro Road, and up King Road to where the Blueberry Hill subdivision lots get smaller. Approximately 250 invitations will be sent out for this meeting. Smith said she suspects the Middle Mink Brook Watershed and Etna neighborhoods will divide into subgroups. She said the immediate downtown Etna residents have different concerns than those on the uplands.
- **North Balch Street** - these residents are getting organized and hope to hold their neighborhood meeting in late spring.

The designation of neighborhood boundaries was discussed. ESMAY said one of the chores of the Residential Planning Committee was to create bubble designs of groupings of neighborhoods. The more they did it, the more they realized it has to be determined by the residents within those neighborhoods. She said this whole enterprise is in many ways predicated on the notion of neighborhood character. It is a reality and it differs. Where there is a particular unique character of a neighborhood to be preserved we owe it to that neighborhood to try to do that.

Plan NH Charrette: ESMAY will lead the design team on a walking tour of the West Wheelock Street corridor. All Board members were encouraged to attend the Listening Session scheduled for November 8th at 3:00 PM at St. Thomas Church. That will be followed by a community supper. Robin LeBlanc, Executive Director of Plan NH, will host a workshop on November 9th titled, Thinking Differently about Planning For the Future. It will be co-sponsored by Sustainable Hanover. The design team presentation is scheduled for November 9th at 3:30 PM. Anne Duncan Cooley, of the Upper Valley Housing Coalition, will be on the design team. Anne knows the Upper Valley housing market and the challenges to provide affordable housing. Hanover's Affordable Housing Commission is drafting a memo to the design team. There is an extensive marketing and publicity plan for the charrette which has been coordinated with the College. Smith will leaflet all of the homes on West Wheelock Street in an effort to invite rental tenants to attend. The goal of the charrette is to determine how to successfully accommodate density in this great location. Dartmouth is working to redevelop their riverfront area; moving all of the parking into this corridor. Smith said she hopes the design teams will see that one of the challenges is that we don't want this area to be just for students.

Interstate Stormwater Standards: Smith said she is in receipt of newly developed interstate stormwater standards. She will work with Peter Kulbacki, Public Work Director, to draft applicable amendments to the Site Plan Regulations.

Submission Schedule for Proposed Zoning Amendments: A question was raised as to how the November 15th submission deadline will be made known to the general public. Board consensus was to add a message to the Town's website homepage. Board members felt that those that wish to submit an amendment will look there for guidance or inquire with staff.

UVLSRPC: CONNOLLY said the Commission is looking for input to complete a regional master plan. Ten regional meetings are scheduled. The closest one is at the Kilton Library in West Lebanon on October 22nd at 6:00 PM. The Commission's goal is to complete the regional plan by fall/winter of 2014. CONNOLLY encouraged Board members to attend the October 22nd meeting.

3. DISCUSSION: PROGRESS OF THE TECHNICAL REVIEW OF THE ZONING ORDINANCE

ESMAY and DIETRICH said they are continuing their efforts on review of Section 902, Term Definitions. They are working very hard not to make substantive changes but just to

clarify and simplify. One way of doing that is to relocate references of use limitations from the definitions to Article 2 of the Ordinance where uses are discussed. ESMAY said it is unclear whether the changes being discussed will be ready for zoning amendment submission by November 15th. CONNOLLY asked whether they are being assisted by the consultants hired to conduct the technical review. ESMAY said the consultants were dismissed some time ago.

A question was raised whether zoning changes will be presented to the voters as they develop or as one big package at the end of the neighborhood planning process. ESMAY said it would be a great error to act in too much haste on either the technical review or neighborhood planning.

4. ADJOURN: The meeting adjourned at 8:35 PM.

Respectfully submitted,

Beth Rivard