

**PLANNING BOARD
OCTOBER 1, 2013
at 7:00 PM
TRUMBULL HALL, ETNA**

In attendance:

Members: Kate Connolly, Bill Dietrich (Vice-Chair), Judith Esmay (Chair), Joan Garipay, Michael Mayor; Iain Sim; Nancy Carter (Selectmen's Representative)

Staff: Vicki Smith

Others: Wendy Conquest, Penny Cove, Charley Conquest, Tracy Smith, Alison Corpieri, Jane Welsh, Jack O'Leary, Kenneth Shewmaker, Liese Shewmaker, Roger Sloboda, Carol Sloboda, Jeff Acker, Jim Wooster, David Doyle, Barbara Leshner, Stephen Wilkerson, Kathy Wilkerson, Rich Howarth, Whit Spaulding, Tim Bent, Carl Sand, Kathy Marshall, Susan Wagg, Ed Chamberlain, Anne Morris, Patrick Magari, Camilla Vashel, Mike Nolen, Karen Geiling, Silvia Spitta, Nancy Collier, Meg Colton, Margaret Pridgen, Suzanne Martin, Bob Hawley, Margaret Bragg

1. NEIGHBORHOOD PLANNING PARTY MIDDLE MINK BROOK WATERSHED

Planning Board members and members of the public introduced themselves. Attending were residents from Greensboro Road, Etna Road, Great Hollow Road, Cuttings Corner, Berrill Farms, Hollenbeck Lane and Silent Brook as well as representatives from Creare, Hitchcock Clinic, and Hanover Conservation Commission.

Judith Esmay read the core principles from the 2003 Master Plan and asked what folks liked about their neighborhood.

What We Like about Our Neighborhood

Access to the Appalachian Trail was mentioned by two neighbors.

-We meet on trails. For us, the trails provide a social dimension.

-The AT and Mink Brook are twin treasures.

-Our neighborhood is a lovely place to live with Mink Brook and access to trails, all within four minutes to Hanover.

-The neighborhood was special because it is not over-developed and has many rural attributes.

-I like the quiet, rural feel.

-The neighborhood is all worth preserving.

-I love the beauty of Mink Brook flowing through my neighborhood.

-I like my well water.

-I love the property to the south of mine. It is open to the public and an empty 70-80 acres. I have listened for owls and found where they perched and I have found the remnants of the mice they devoured. The lack of encroachment is something we need to value. I feel the neighborhood is in jeopardy.

- I do not live in the neighborhood, but participate in the social part of the neighborhood because I stop and talk with folks even though I am just biking through.
- Our neighborhood is economically diverse and socioeconomically diverse. We have retirees, young families, working class couples, and professors. Most other neighborhoods do not have that mix. The reason is that we have relatively small houses that are relatively affordable.
- There is not a lot of conflict amongst the neighbors in this neighborhood compared to other parts of Hanover.
- I am happy to live in a house on Greensboro Road. As long as we keep a sense of ecology, I am fine with growth.
- We live close to our neighbors but we have enough space.
- I am happy with the neighborhood size and ambience. It is the Planning Board's job to maintain the Zoning Ordinance and to keep it supportive of the current uses including the other side of Mink Brook.

Neighborhood Threats

- Our neighborhood rallied when there was the possibility of the Leavitt land being turned into a large commercial facility. One big development would trash our neighborhood.
- Our neighborhood is just on the edge of getting to be too much. The location is perfect, so close to the hustle and bustle, yet we all have yards, trees and the brook.
- More structures would tip the balance. I do not want to lose the "chicken in the road" feeling.
- My corner (Etna, Great Hollow, Greensboro) is a smoking zone. We have a heavy industrial zone on the edge of our neighborhood.
- We have resources of the natural world that could get tremendously impaired by developments such as those at Hypertherm and Creare.
- To preserve the character of the neighborhood, the Town should control the road.
- Over the past 30 years, the whole climate and feeling has changed around Hanover. There is more activity and more frenetic development. We need to remember what was and to be mindful about what could be.
- The zoning allows building density if the area is served by the sewer, that is why there is a pattern of condominium development. It is a surprise to see such density in what is a rural residential district.
- We need defensive planning to protect this neighborhood. The Town is not good at enforcement. Phase 3 at Simpson was never supposed to be cleared. There is toothless enforcement.
- The 2003 Master Plan shows a village center south of Mink Brook. We should start by revisiting the Master Plan and get the right vision for this neighborhood.
- Centerra North imposes too much burden on our neighborhood.
- Look at these pictures of how Mink Brook floods. The effect of development on the brook is flooding.
- You should see the silt on the Geilings lawn as a result of flooding.
- What is the best use of the BM zone near Route 120?
- Downtown Hanover cannot get much more gentrified. There is a lot of pressure for folks to have a Hanover address or telephone number. Where is growth going to go? There is an entrance to open land from Route 120.
- Is this type of growth inevitable?

-Every zoning change motivated by large development may be litigated as a stop gap measure to avoid overly rapid development.

-We need to figure out a reasonable zoning scheme for the big pieces of land south of Mink Brook, south of Velvet Rocks and between Stevens and Great Hollow Road.

Use and Safety of Greensboro Road

-People use Greensboro Road for walking and biking. Skiers come along too.

-I appreciate the liveliness of Greensboro Road. I see bikers, tractors, runners, and skiers at all times of the day. I wish the road were safer. The Town should mind the traffic. The traffic speed impacts safety and the nature of my front yard.

-Safety of the road is a huge concern. There was a very serious accident this morning that involved traffic speed and inattention. Cars come from Ruddsboro Road and Hanover Center. Semis and buses come this way to avoid the lights on Route 120. This is not right; it is a rural road.

-I am concerned about the safety of the road. I called the State a year ago. High weeds along the road side obscure bikers and walkers and push them into the traveled way. The State mowed once last year and not at all this year.

-I like the trailered speed flashers. That is a good investment.

-The State highway is not a town issue. I wish we could have control over traffic.

-If the Town controlled the roads, we could have sidewalks, speed control, and the ability to direct mowing and plowing. It is no benefit to the Town or neighborhood not to have control of the maintenance of Greensboro Road. The costs would be worth having safe sidewalks.

-We should have this type of meeting with our State representatives to discuss the future of Great Hollow, Greensboro and Etna Roads.

-With speed control, there would be no through trucking and the trucking options would be limited. The quickest way to get a truck from LaBombard Street to Hanover should not be a cut through route.

-We should contemplate bringing a petition to the State to pursue Town maintenance of the roads.

-Changes to be made to Greensboro Road should include: the surface, adding shoulders, re-designing the three way stop sign intersection, narrowing the road, adding bike lanes and lowering the speed limit.

-What could be sacrificed to bring about these changes? Pave the sandy shoulder, lower the speed limit.

-I have a house that is close to the road. I am happy with our narrow, pot-holed road.

-The intersection at Route 120 and Greensboro needs to be fixed so the turn signal is triggered by a bicycle or a pedestrian walk button.

-Industry impacts Greensboro Road.

-The town shed storage uses are right up against the banks of Mink Brook.

-The public works department runs heavy trucks on Greensboro Road and town trucks do not follow the speed limit.

-The traffic is heavy but not a big issue.

-Rather than public transportation I would like to see a park and ride used to reduce traffic flow to Create and Hypertherm.

-The Current should not use Greensboro Road.

-Greensboro Road is a residential road, not for trucks and buses.

-Lots of Vermont cars travel on Etna and Greensboro Roads; many cars travel at 50 mph.

- Joggers need to wear illuminated sportswear. Reducing the speed limit would make it safer for them.
- I remember when there were no traffic lights and no parking problem in Hanover and no speeding on Greensboro Road.
- Advance Transit used to go to the Etna Store.
- One of the businesses on Great Hollow Road pays \$100,000 per year for bus service that only 4 riders use.
- Commuters stop at the smoke zone at my house and socialize talking while they smoke in their cars. Let's make Greensboro a smoke-free zone!

Environmental Concerns

- Flash rains have done damage to Greensboro Road at the intersection with Great Hollow Road.
- There are many large open spaces: between back yards and Velvet Rocks, south of Mink Brook and between Stevens and Great Hollow Road. These areas should be conserved since they are very difficult to develop. We need to understand the resources and re-zone the area. Once a project is in development review, it is nearly impossible to stop it. We need to understand the terrain and develop resource-based zoning limitations on development.
- Development can only be allowed if it allows no additional run off.
- Climate change must be considered in the future zoning of the neighborhood. The number, volume and intensity of heavy rainstorms is increasing. This is one marker of climate change. We can expect these events more often.
- I live on Mink Brook and look up the hill to the south and notice noise and lights. Is there any collaboration between Hanover and Lebanon on development matters?
- We need to be vigilant to protect our wild lands.
- We need to reinforce our regulations to be prepared for climate changes.
- There is an increased possibility of flooding due to releases from the reservoir.
- There should be more public access to Mink Brook.
- The sewer line should be a pedestrian path.

Noise

- If the basic structure of the neighborhood is ok, why do we have violations of noise boundaries?
- The noise I usually hear from my house is from Mink Brook and the birds with occasional kids playing. However, last winter there was huge noise from a logging operation, south of Hollenbeck Lane.

At Silent Brook, the paved areas are being re-graded and re-paved so the drainage works better.

A neighbor recalled that Hollenbeck Lane was a cow pasture, there was a neighborhood pig farm in the 1980s and the walk along Mink Brook was not in back yards.

A resident of Cuttings Corner said that it was a miniature neighborhood in a larger neighborhood. There is enough space between houses to have some privacy with the benefits of a paved road, town water and sewer and conservation land in the back.

Vicki reported on the plans to convert Shed 2 from a maintenance yard to a public recreation center and on the addition of a sidewalk to Greensboro Road to the State Ten Year Plan. She

also explained the development of regional impact process and reported that the Planning Board would be commenting on Altaria's final subdivision and conditional use proposal on October 8th. Neighbors were told that Julia Griffin was working on settling the Paragon/Leavitt situation. The Planning Board was urged to get a sense about what was happening with that situation.

In summary, there is neighborhood diversity both in housing type and socioeconomic mix. People live close to resources of the downtown and natural resources, trails, nature and Mink Brook. Greensboro Road connects the neighborhood but is a burden that imposes difficulties. There is a high standard for what development might look like and the neighborhood will guard carefully how development proceeds.

2. **ADJOURN:** The meeting adjourned at 9:15 PM.

Respectfully Submitted,
Vicki Smith, Scribe