

**PLANNING BOARD
NOVEMBER 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, Iain Sim

Alternates:

Staff: Vicki Smith

Others: See Attendance Sheet

1. **MINUTES:** The minutes of October 1st and October 8th were approved as amended.

2. **P2013-40 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY THE TRUSTEES OF DARTMOUTH COLLEGE TO INSTALL 3 WALL-MOUNTED LIGHTS TO ILLUMINATE EGRESS FROM THE SPAULDING AUDITORIUM, 4 EAST WHELOCK STREET, TAX MAP 34, LOT 17, IN THE "I" ZONING DISTRICT.**

ESMAY read the Notice of Public Hearing.

Tim McNamara, of the Dartmouth College Real Estate Office, and Laura Black, of the Dartmouth College Facilities, Operations, and Management Office, presented the application. McNamara said the lights have already been installed in anticipation of the Telluride film series at Dartmouth which was held September 20th to September 26th. He said that the street lights on Lebanon Street were eliminated when the utilities were buried underground. It is pretty dark between the Visual Arts Center and Main Street. There are lights over the doors of the egress ramps on the north and south sides of Spaulding, but the ramps are not illuminated. Photos of the installed lights, taken both during the day and night, were distributed. The night picture shows light shining down onto the top of the stairs. McNamara said there is some minor spill onto the street and sidewalk but not an amount that he would consider objectionable. The application materials propose the lighting as temporary. McNamara said the lights are working better than they thought they would; Dartmouth would like to leave them in place indefinitely.

Board Comments/Questions:

- This seems like a logical public safety issue.
- Has Dartmouth received any complaints?
 - McNamara said he has not heard anything negative or positive.
- Will the lights always be on?
 - McNamara said they will be used daily from dusk to dawn.

- ESMAY said the lighting is very bright and illuminates very well. As a safety measure it is excellent. She said she was not troubled by the spill at all. She noted that the lights are not in character with the other lighting on the building.

Staff Comments/Questions:

- Light spill on adjacent areas is not permitted. If approved, a waiver is necessary. This does provide a public benefit.

Public Comments/Questions: None

Waivers Requested:

- 1) Vicinity Sketch
- 2) Stamped plan with abutters identified on the plan
- 3) Survey Map
- 4) Site Context Map
- 5) Site Plan
- 6) Vehicular and Pedestrian Circulation Plan
- 7) Elevation Plan
- 8) Utility Plan
- 9) Lighting Plan-
- 10) Landscape Plan
- 11) Paving, Grading and Drainage Plan
- 12) Construction Staging Plan
- 13) Other approvals
- 14) **[Procedural]** Design Review Road and Utility Plan acceptable to Director of Public Works

It was moved by CONNOLLY, seconded by DIETRICH, to accept the application as complete with the waivers requested. DIETRICH asked whether the approval is for temporary or indefinite use. ESMAY said the current proposal is for indefinite use. **THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.**

It was moved by CONNOLLY, seconded by GARIPAY, to approve the application with a waiver of the standard that light spill on adjacent areas is not permitted (IX B2a5). This standard was waived since the light replaces a removed street light and illuminates a public area without glare to motorists, strict conformity would pose an unnecessary hardship to the applicant and the waiver is not contrary to the spirit and intent of the Site Plan regulations. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

3. OTHER BUSINESS:

November 8 & 9 - West Wheelock Charrette: The Board discussed the Design Team's agenda. Public listening sessions are scheduled for November 8th at 3:00 PM and 6:00 PM at St. Thomas Church. The Design Team's presentation to the public will occur on November 9th at 3:30 PM at St. Thomas Church. SIM suggested ESMAY make a statement at the public session about what the charrette is and is not. ESMAY commended staff's efforts to

make sure property renters know about the meeting. Smith said a volunteer distributed 160 leaflets.

November 12 - Balloon Test at 9:00 AM: [related to a proposed installation of a new personal wireless communications facility at 67 Three Mile Road, owned by Peter and Kay Shumway] Smith reported that applications for Variance and Special Exception will be heard by the ZBA on December 5th. If granted, an application for Site Plan Review will be presented to the Planning Board. SIM noted that the COW's approval for temporary use lapsed on September 4th. He asked of the process to track temporary approvals. Smith said she will follow up on the renewal process. ESMAY encouraged all to attend the balloon test. This may be the Board's sole opportunity to assess the proposed tower's impact on the view of the town.

December 3 - Neighborhood Planning Party: at Trumbull Hall 7:00 PM. Smith said invitations were mailed out today.

December 10 - Regular Board meeting: agenda will include two applications for conceptual review and a first look at zoning amendment proposals for Town Meeting 2014.

Altaria Walk-Through: Smith said there are eleven properties that the Board does not have permission to access. The Board agreed to try to schedule a visit in the spring.

4. ADJOURN: The meeting adjourned.

Respectfully submitted,

Beth Rivard