

**PLANNING BOARD
MAY 6, 2014 at 7:30 PM
TOWN HALL, 41 SOUTH MAIN STREET**

In attendance:

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

Alternates: Jon Criswell

Staff: None

Others: See Attendance Sheet

1. **MINUTES:** The minutes of April 1, 2014 were approved.

2. **P2014-15 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY HANOVER SCHOOL DISTRICT FOR 4 NEW CLASSROOMS & ASSOCIATED HALLWAY, NEW PUBLIC RESTROOMS, AND UPGRADES TO HEATING, FIRE ALARM SYSTEM, MAIN OFFICE SECURITY, WINDOWS, & FLOORING AT THE RAY SCHOOL, LOCATED AT 26 RESERVOIR ROAD, TAX MAP 4, LOT 4, IN THE "I" ZONING DISTRICT.**

ESMAY read the Notice of Public Hearing.

Ingrid Nichols of Banwell Architects and Jonathan Brush of the Hanover School District presented the application. Nichols said the project is to construct a 1,200 sf classroom for kindergarten use and three additional classrooms of 900 sf each, and to alter the roof, windows, and ventilation. The additions will be outside of the 75' wetland setback. Enlarged windows will bring light further into the classroom spaces. There will be wall packs at every exterior door. The fixtures will be full cut-off. Illumination levels were provided with the application materials. Modest landscaping is planned around each addition. Renderings and a panoramic view of the additions and entry from the playground were displayed.

Nichols said the drainage plan was redesigned at the request of Town staff. The new design is geared toward minimizing erosion. There will be a reduction of drainage from this site to the brook due to the elimination of a modular classroom; its roof drains toward the brook.

Brush said construction is pegged to begin this summer and ending in October. A separate application will be filed to alter the parking lot and site entry. Construction of the parking lot project is pegged for next summer.

Board Comments/Questions:

- Does the Building Code require different classroom sizes for kindergarten use versus first grade use?

- Brush said no; 1,200 sf is required right through high school.
- Have you settled the noise issues relative to the impact of the ventilation system to the Dresden neighborhood?
 - Nichols said the roof units will be replaced with units that are much quieter. One unit is proposed for each new classroom. Brush said the noisiest part of these units is the air-conditioning function, which will not be utilized. They will only move fresh air and heat. Delivery of fresh air will stop at 3:00 PM (5:30 PM during the winter months). After that time, only heat is delivered. Brush said if the school chooses to use A/C in the future, they will return to the Board for permission.
- Has the issue with the parking space count been resolved?
 - Brush said there will be no change to the parking lot at all at this point.
- Will the number of personnel change?
 - Brush said no, the teachers currently using modular classrooms will be moved into these additions.
- What part will be habitable by August 28th?
 - Nichols said it is unknown whether the classrooms will be ready for occupancy by that date. We hope the kindergarten room will be ready.
- The application materials are rather sparse in the way of details compared to other application filings. Some of the sixteen waivers requested are appropriate but some of that information is needed to make a proper assessment.
- What size of storm is the drainage plan designed for?
 - Brush said a 25-year storm.
- Keene has had four 100-year storms in the last ten years. Is a 25-year storm sufficient?
 - Brush said this is not the final design. The parking lot project will include further improvements.
 - ESMAY reiterated that the current design has been approved by Town staff.
- Will you be able to incorporate this pond into the next plan?
 - Brush said yes.
- Will the redesign of the main entrance require an extension of the building?
 - Brush said no, it will involve interior alterations only.

Public Comments/Questions:

- Barbara McIlroy asked whether drainage will be directed toward the depression at the foot of the steep hill (depicted on Sheet C108) during construction, if consideration was given to build a rain garden next to the building, if the roof water will have a drip edge and whether it will be evenly distributed, and what infiltration tests have been conducted.
 - Nichols said only drainage from the new construction roof will drain to the depressed area. A rain garden cannot be done. There is too much clay in that area. Roof runoff will be directed toward drainage pipes. There will be a gravel area to receive any flow that does not make it into the pipes. Four test wells were done to determine the makeup of the soils and how we would carry weight loads for the building
- McIlroy expressed concern that no attempt is being made to slow water down.
 - Nichols said the original drainage design attempted to do that. The redesign was done at the request of Town staff. Engelberth Construction will be onsite from May until next summer. If any event does happen, they can address it right then.
- Bill Young said the Safe Routes to School Plan and Hanover Bicycle and Pedestrian Master Plan are rich with ideas about how to develop a site. He asked that the planning

committee for the site improvements project be aware of them and offered the assistance of the Hanover Bicycle/Pedestrian Committee to provide input.

- Brush said a meeting with that Committee is planned in the near future.

Waivers requested:

Submissions

- 1) Survey map
- 2) Site plan and site context map showing complete site
- 3) Use of abutting properties
- 4) Building elevations
- 5) Use of all rooms and areas
- 6) Circulation plan for vehicles and pedestrians
- 7) Designated loading areas
- 8) Fire lanes, hydrants and emergency access
- 9) Size and location of all existing and proposed public and private utilities
- 10) Location of any vents and/or exterior mechanicals
- 11) Location of all parking spaces and accessible spaces
- 12) Height of existing and proposed buildings
- 13) Temporary erosion control structures, until the proposed year 1 structure is complete
- 14) Phasing plan
- 15) Location of construction trailers, lay down area, displacement of parking
- 16) Plans for snow removal

Standards

- 1) Landscaping in parking and to screen school

CARTER said of waiver #11, she assumes that there will be sufficient parking for staff and visitors despite the addition of construction vehicles to the site. Brush said construction will start slowly and will not gear up into a large number of contractors until school is over. The site will be closed as soon as school is over. All personnel will be relocated. Staff will be allowed back in when the kindergarten portion is complete. SIM restated that the waivers are excessive and not acceptable. He said the application lacks a site plan with enough detail to see how these new structures fit into the flow of the school, exterior mechanical details are not provided, etc. CONNOLLY agreed that the plans presented are minimal. CARTER said she is comfortable with the plans because she looks at this as a renovation. They are building a classroom building that conforms to what's already there. Nichols apologized for not providing what is asked for and offered to provide plans of the mechanical units, elevations, etc. for the record. She said the building height will be the same. The roof-top units are being replaced one for one. CRISWELL said the application does seem light but the exhibits shown during the public hearing help to better explain the project. GARIPAY said she feels quite comfortable with the information provided based on her personal familiarity with the building. ESMAY concurred stating that the application has cleared the critical eye of Town staff and was felt by staff to be complete enough to go before the Board this evening. MAYOR said he has seen this application four times. He said he feels fully informed and does not anticipate any surprises from the waiver list or new drawings that have been created.

It was moved by MAYOR, seconded by GARIPAY, to accept the application as complete with the sixteen waivers and standard relaxation as requested. THE BOARD

VOTED SIX, IN FAVOR, ONE IN OPPOSITION (SIM) OF THE MOTION. THE MOTION CARRIED. Criswell participated as voting Alternate.

Conditions of approval recommended by staff:

1. A preconstruction meeting shall be scheduled and held with Town Planning and Public Works staff prior to the construction start.
2. Construction activity producing noise audible at the property line shall be restricted to the hours between 7 am- 5 pm, Mondays through Fridays with occasional work taking place on Saturday.
3. Construction worker parking shall not occur in public parking spaces.
4. On-site inspection of utilities and other site features may be required at the applicant's expense.
5. Maintenance protocol for storm water management facilities shall be submitted to Planning and Zoning staff prior to occupancy.
6. The existing trailer shall be removed from the site prior to November 1, 2014.
7. Digital and hard copy site work and utility as-builts in a form satisfactory to the Director of the Public Works Department shall be submitted.

It was moved by CONNOLLY, seconded by CARTER, to approve the application as presented with the sixteen waivers, the standard waiver, and conditions as proposed by staff. There being no further discussion, **THE BOARD VOTED SIX IN FAVOR, ONE OPPOSED (SIM) OF THE MOTION. THE MOTION CARRIED.** Criswell participated as voting Alternate.

3. P2014-13 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY THE TRUSTEES OF DARTMOUTH COLLEGE TO REPLACE THE WEST STANDS BLEACHERS AT MEMORIAL FIELD, WITH UPGRADES TO ACCESS, BATHROOMS, AND RELATED ATHLETIC FUNCTIONS/FACILITIES. THE PROPERTY IS LOCATED AT 4 CROSBY STREET, TAX MAP 34, LOT 16, IN THE "I" ZONING DISTRICT.

ESMAY read the Notice of Public Hearing.

Matt Purcell, Joe Broemel, and Robert Ceplikas of Dartmouth College, Russ Rohloff of Pathways Consulting, and Dick Terk of Engelberth Construction, presented the application. Purcell said Memorial Field is Dartmouth's primary facility for football and track. Annually it hosts five to six football games, generally one track event, and the Shrine Maple Sugar Bowl Game. The stadium was built in 1922/23. The press box was added some time later and a series of renovations conducted over the years including the turf field installation in 2007, field lighting added in 2011, and video scoreboard installation last year. Purcell said Dartmouth's Facilities Operations & Management Department performs continual inspections and maintenance.

In 2006, a structural engineer informed Dartmouth that it was time to take a serious look at the facility's structural integrity. A program to redesign the facility was started and the decision was made to replace the interior structure while maintaining the brick exterior. This project involves demolishing and recycling the interior concrete, rebuilding the press box, relocating speakers and lights on the press box, creating ADA accessible seating, installing

an elevator, reconfiguring and upgrading restrooms, and installing network and electrical connections. A pole-mounted stadium light will be removed and the lights relocated to the West Stands structure. No additional lighting is proposed. Seat back chairs will be provided in the entire section. Seating capacity will reduce by 2,000 seats due to the installation of the seat back chairs and widening of the aisles. There will be no changes to the current PA system other than the relocation of speakers, which will not result in a change of sound levels either within or adjacent to the stadium.

Construction is scheduled to begin November 17, 2014 and finish by September 1, 2015. Purcell said Town staff has asked that elevations to the top of the press box be provided. The proposed height is 64.6' above ground, which is equal to the current press box height. A community meeting was held April 1st. All abutters were invited. There were no attendees from the community at the meeting.

Landscaping: Rohloff said three trees along Crosby Street will be removed and replaced. The remaining trees will be maintained. Evergreen trees along the north section of the stadium will be removed and replaced by a row of arborvitae. A couple of small plantings will be added for aesthetics.

Utilities: Changes include running a new 8" water line into a sub-basement under the central part of the stadium to provide water to the bathrooms. An additional fire hydrant will be added at the main entrance as requested and approved by Town staff. The town's sewer main will be slip-lined from a new manhole on Crosby Street all the way to Lebanon Street.

Stormwater: When the artificial turf was installed, a substantial sub-base was put in place to provide on-site storage of stormwater in large storm events. In order to force that to occur, the main line coming out of the stadium is only a 24" diameter line. It can handle storms of up to a 50-year event. At higher storm events, it constricts the flow leaving the Memorial Field complex and allows the water back under the field and into the sub-base.

Construction logistics: Trucks will access the site at a north entrance via Route 120. Trucks will exit the site onto Lebanon Street and back to Route 120. This plan is acceptable to Town staff.

Bike Racks: It was suggested at Staff Review that bike racks should be provided for 2-5% of the facility occupants. That equates to 97 bike racks to meet the 2% recommendation, or 240 racks to meet the 5%. Purcell said Dartmouth conducted an assessment of bike racks located within a 600' radius of the north end of the stadium and found there to be 122 racks. Purcell proposed convening a group to look at options for bike racks in the athletics area and come up with a plan. ESMAY said Smith would speak in favor of providing covered racks.

Board Comments/Questions:

- What work is required on the south end of the stadium?
 - Terk said access is needed there to construct a handicap ramp and the shot-put landing area. Purcell said the facility will remain open during construction. A protection barrier will be created along the full length of the track.
- Between the project site and Route 120 is "kid territory", with the high school, middle school, community center, etc. What assurances are there that the truck drivers will be aware of the neighborhood that they are driving through?

- Terk said bid packages document all of the rules. There will be preconstruction meetings with subcontractors and Town staff so that everyone understands the requirements and consequences.
- Was any consideration given to burying the overhead electrical wires?
 - Purcell said no.
- What about the sidewalk on the west side of the stadium?
 - Purcell said that sidewalk will be replaced.
- A staff note requests showing an easement for water, storm and sewer lines on Sheet C0.30.
 - Purcell said he worked with Peter Kulbacki, DPW Director, on language for that note. The agreed upon language will be provided in the final documents.

Public Comments/Questions:

- Bill Young said he witnessed 40 student athletes exit the north end of this complex onto Crosby Street 30 yards from the crosswalk. That is a dangerous area even with the crosswalk. Young distributed copies of a Master Plan that promotes improving the Crosby Street intersection and the alleyway between the stadium and Alumni Gym for aesthetic and safety reasons and to create a multi-use pedestrian/bike path from the high school to Park Street.

ESMAY said she is glad to accept Dartmouth's assurances that changes to the stadium sound system will not adversely affect its neighbors. She encouraged Purcell to consider burying overhead wires in future projects.

Waivers requested:

Submissions

- 1) survey within six months showing perimeter boundaries
- 2) lighting plan
- 3) phasing plan
- 4) other approvals

Standards: None

Procedural: None

It was moved by SIM, seconded by CONNOLLY, to find the application complete with the four waivers requested. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION. Criswell participated as voting Alternate.

It was moved by CARTER, seconded by CONNOLLY, to approve the application as submitted. Conditions of approval suggested by staff were noted as: (1) A preconstruction meeting shall be scheduled and held with Town Planning, Police, Fire and Public Works staff prior to the construction start; (2) At the discretion of the building inspector, independent code review of building plans may be required at the applicant's expense; (3) Construction activity producing noise audible at the property line shall be restricted to the hours between 7 am - 6 pm, Mondays through Fridays with occasional work taking place on Saturday; (4) Construction worker parking shall not occur in public parking spaces; (5) On-site inspection of utilities and other site features may be required at the applicant's expense; (6) Maintenance protocol for storm water management facilities shall be submitted to Planning and Zoning staff prior to occupancy; and (7) Digital and hard copy site work and utility as-buils in a form satisfactory to the Director of the Public Works Department shall be

submitted. Purcell acknowledged that the conditions were acceptable. **CARTER amended the motion to include the conditions of approval. CONNOLLY seconded. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.** Criswell participated as voting Alternate.

4. OTHER BUSINESS:

Neighborhood Planning: Next meeting (Lyme Road Neighborhood) June 4th 6:30 PM, Richmond Middle School. In response to the Greensboro Road Neighborhood Meeting, a request was made to try to reschedule the tour of the land next to Centerra.

NH OEP Spring Planning & Zoning Conference: SIM said this year's topics included Big Houses, Small Households: Meeting NH's Changing Housing Needs, ZBA Decision Making Process, Basics for the Planning Board, Wireless Towers, and a Legal Update workshop. Conference materials are available at <http://www.nh.gov/oep/planning/resources/conferences/spring-2014/index.htm>.

Next Meetings: 05/20/2014, 06/03/2014

Conservation Commission: MAYOR said a site visit to Dartmouth's HCC erosion repair project is scheduled for Monday, May 12th. On Wednesday, May 14th they will meet to discuss that project and the need for a policy regarding the use of herbicides. Discussions on the Wilson's Landing Management Plan are scheduled for June 9th at 4:00 PM and July 7th at 5:00 PM.

5. ADJOURN: The meeting adjourned at 9:13 PM.

Respectfully submitted,

Beth Rivard