

**PLANNING BOARD
MAY 20, 2014 at 7:30 PM
TOWN HALL, 41 SOUTH MAIN STREET**

In attendance:

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

Alternates: Jon Criswell

Staff: Vicki Smith

Others: See Attendance Sheet

1. **MINUTES:** The minutes of May 6, 2014 were approved.

2. **P2014-14 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY JAMES WASSER, AGENT FOR THE HANOVER CONSUMER COOPERATIVE SOCIETY, PROPERTY OWNER OF RECORD, TO EXPAND AND RENOVATE THE CO-OP AT 45 SOUTH PARK STREET, MAP 34, LOT 110, IN THE "B-1" ZONING DISTRICT.**

ESMAY read the Notice of Public Hearing. She said the Board was first presented with this project March 4, 2014 in the design stage. She said many Board members are members of the Co-op. Speaking for the Board, ESMAY said they all feel that they are not biased and can approach this matter as a Planning Board member should.

Jim Wasser of Studio Nexus Architects + Planners, LLC, Terry Appleby and Tony White of the Co-op, and Carolyn Radisch of ORW Landscape Architects + Planners, presented the application. Appleby said they have not done a major remodel to the Hanover store since 1994. The work is necessary. The building is in poor shape and performs poorly. Although it may seem busy, over the last three years the downtown Hanover Co-op has lost almost 10% of its business. The vision is to create a modern shopping experience for Co-op members in a store that will be more environmentally friendly, more comfortable, and with a program that fits with modern shopping behavior.

Wasser said the crux of the project is a 130'x19' addition along South Park Street. The addition will be built first and will then serve as a swing space. Departments will be temporarily relocated to this space as their current locations are renovated. Wasser said the store needs to stay open during construction. The main features of the addition are a canopy that runs along South Park Street and a 12' section of large windows that will enable pedestrians and vehicular traffic to see inside the store. The addition will provide two additional exits out of the store.

The interior layout will remain fairly similar to what it is now, maintaining the feeling of the store that people like but be better organized. The deli and cheese areas will be expanded to provide a greater variety of prepared foods. The produce area will also be expanded, the bathrooms improved, and the pedestrian traffic pattern within the store will be much more likeable.

Radisch said site improvements include: realigning the sidewalk on South Park Street, planting a row of street trees between the South Park Street vehicle travel lane and the sidewalk, freshening up the landscaping along South Park Street, providing outdoor seating, doubling the number of bike racks currently provided, improving the bus shelter, installing a fence around the dumpster in the back, and altering the parking lot. Radisch said removal of three parking lot tree islands along the east boundary is necessary to meet zoning parking requirements. The loading dock area will continue to be reserved for loading until 3:00 PM at which time it will become available to customers. Two ADA spaces will be added to the three that exist. These five spaces meet the zoning parking requirement. Long term, the Co-Op hopes to work with Dartmouth to get a better bike/pedestrian connection leading from the back of the store.

White said that applications for boundary line adjustments have been submitted for the Board's June hearing. The adjustments propose swapping a strip of Dartmouth-owned land that runs right through the middle of the Co-Op site with a 50' strip located next to the service station. There was a similar agreement between Dartmouth and the Co-op in 1984. An application was approved by the Planning Board but a deed was never recorded. White said one of the issues with the current agreement is that Dartmouth will not provide a permanent right for Co-Op use of parking spaces on Dartmouth's property. Dartmouth is only willing to offer a five-year license with the understanding that it will be renewed on a regular basis. White said these parking spaces are in an area that provides Dartmouth access to Chase Fields utilities. The idea that Dartmouth would refuse to renew the license is probably fairly remote. In that unlikely event, the required parking spaces can be accommodated on the site with two possible scenarios: reducing the width of the current spaces from 9' to 8.6' or eliminating the service center. Radisch said Dartmouth does not have a plan to use the parcel where these spaces are located. The five-year license is their way of managing their assets. White said Tim McNamara, of Dartmouth's Real Estate Office, fully expects Dartmouth to renew the license in the future.

Board Comments/Questions:

- Dartmouth has agreed to the proposed boundary adjustments?
 - White said yes.
- Is Dartmouth going to obtain the entire piece of property that lies within the Co-op site?
 - White said yes.
- There was a lengthy discussion about parking, specifically the longevity of the promised use of thirteen spaces from Dartmouth, and the possibility of waiving Site Plan landscaping requirements for the three islands. Radisch said the Co-Op is doing a lot to make a difficult in-town site work to provide Hanover with a convenient food store. This includes leasing 50 spaces on Hovey Lane and Lebanon Street from the Town for Co-Op employee use. She said 117 on-site spaces are proposed for this project. CONNOLLY said that is enough to fulfill the zoning parking requirement. ESMAY suggested a condition of approval should be that the Co-Op would have to return to the Board for Site

Plan Review if the license from Dartmouth is not renewed. SIM suggested that the applicant be required to notify the P&Z Department when the license is renewed. CONNOLLY said she would not have a problem waiving the Site Plan landscaping requirement, as the entire site is being landscaped and the natural landscape in the back is an athletic field. CRISWELL agreed stating that he does not see an issue with the five-year license issue. If by chance something does happen, it should be addressed then. SIM said due to the Co-Op's efforts to address their parking demand, he would give them a complete pass on removing the three landscaped areas; he would prefer to waive the number of parking spaces required. ESMAY pointed out that the number of spaces required is regulated by the Zoning Ordinance and explained that the Planning Board does not have the authority to waive zoning requirements. Smith added that the Zoning Administrator is very concerned that a five-year license does not give the Co-Op enough control over the spaces. Radisch said Section 408 of the Zoning Ordinance allows for parking requirements to be satisfied by the implementation of a Parking and Transportation Demand Management (PTDM) Plan. That option has never been requested in Hanover. Radisch said the Co-Op has a PTDM. Smith said when Section 408 was adopted, its companion piece in the Site Plan Regulations was not. She said the Planning Board was concerned that the success of management plans hinged on the ability to change people's behaviors. At the time, Dartmouth and Hypertherm were trying innovative parking programs. The Board opted to see how those programs might translate into positive outcomes for other businesses. To date, there has not been an analysis of their success. Radisch said perhaps the zoning requirements could be updated within the first five-year license to be more aggressive. CARTER asked if any research has been done to determine how much parking plays a role in the way that people experience the Co-Op. Appleby said he does not see people leaving the site because they cannot find a place to park. White said they did a survey earlier this year that clearly showed that there is no issue with space availability. We just need to find a way to better manage the peak hours. CRISWELL said a more efficient interior store layout, as well as providing more prepared foods, will enable shoppers to cycle through the aisles quicker; creating more capacity even with the same number of parking spaces.

- Was a suggestion listed in the Staff Review notes to use bike racks that are more compatible with kinder seats or panniers considered?
 - Radisch said the racks they picked do that exactly.
- Is there a possibility of "undergrounding" the utilities along the west elevation?
 - Radisch said no, due to the expense to do it.
- Has the Staff Review note relative to the lighting under the eaves been resolved?
 - Wasser said those lights have been eliminated.
- Are there plans to change existing lights to downcast lighting?
 - Wasser said the parking lot lighting will not be changed. Building-mounted lighting will be updated and made to meet both Town and energy requirements.
- A typo on the plans regarding the site address was pointed out.
- Has staff's concern about the location of the dumpster been resolved?
 - Wasser acknowledged that the dumpster is located very close to the lot line but said it was added to the site under a 1983 or 1994 approval.
 - CONNOLLY said the non-conforming placement may be grandfathered.

- Has the issue of contractor parking during renovation been resolved?
 - Wasser said the Co-Op is keenly aware of the logistics of trying to pull this project off without losing its customer base. We are in the process of choosing a construction manager. That issue is already a big part of the selection process. A Norwich property will be made available for construction worker parking and shuttle bus provided.
 - Appleby said parking is closely watched and monitored on a daily basis. Peak shopping occurs between 4:00-6:00 PM, after construction has stopped for the day.

Staff Comments/Questions:

- Smith said that a couple of parking spaces along the east side are lost due to poor drainage. Can that be addressed over the course of restriping and landscaping?
 - Wasser said yes.
- Is it too much money to put the conduit underground in the event that there could be an undergrounding project? Smith offered to speak with Peter Kulbacki, DPW Director, about what it takes to underground the conduit and whether the Town can assist.

Public Comments/Questions:

- Bill Young said the Bicycle/Pedestrian Committee questioned the proposed bike rack locations. Until the proposed multi-use path behind the building is created, please think about how people can get off the road to access the racks.

Waiver Requested:

Standards: Article 9B3c(3) Landscaping requirements for the interior of parking areas

Conditions of Approval Proposed by Staff:

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 7:00 AM – 5:00 PM, Mondays through Fridays with occasional work taking place on Saturdays.
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. Outdoor seating shall be arranged to guarantee a five-foot ingress/egress path to the new entry and along the sidewalk on the south side of the building.
7. Maintenance protocol for storm water management facilities shall be submitted to Planning & Zoning staff prior to occupancy.
8. At the completion of the project, a CAD file of the building footprint satisfactory to the Director of Public Works along with \$1,000 (for as-builts to be completed by the Town), shall be submitted to the Town.

ESMAY suggested delaying approval until June 3rd when the proposed lot line adjustments will be heard. CONNOLLY agreed. She asked for submission of a parking plan that meets the zoning requirements that does not include use of the Dartmouth licensed spaces. CRISWELL questioned the Board's ability to request plans based on a hypothetical.

ESMAY said she shared that concern. She said Wasser's memo provides assurance that there are options.

It was moved by CONNOLLY, seconded by MAYOR, to continue this matter to June 3, 2014. There being no further discussion, **THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.** Criswell participated as voting Alternate.

3. OTHER BUSINESS

Summer Meeting Schedule:

- June 3, 2014: regular meeting (lot line adjustments, two requests for outdoor seating, a modification to the porte cochere, and the mobility hub)
- June 4, 2014: neighborhood meeting at the Richmond School
- July 1, 2014: regular meeting – review of West Wheelock charrette
- August 26, 2014: regular meeting
- September 2, 2014: regular meeting

The Fall meeting calendar will include discussions with the Affordable Housing Commission and Sustainable Hanover Committee.

Neighborhood meetings: Smith said there are no other pressing requests for meetings. Three additional neighborhoods are self-organizing.

Porte cochere: Dartmouth will be marking the ground May 30, 2014 to show the proposed layout for the vehicle and pedestrian access for the porte cochere. Board members were encouraged to view the markings before the June 3 hearing.

Dietrich Resignation: ESMAY announced the resignation of Bill Dietrich from the Planning Board, Zoning Board, and the zoning ordinance technical review committee. CONNOLLY has been appointed as his replacement for the technical review.

4. ADJOURN: The meeting adjourned at 9:05 PM.

Respectfully submitted,

Beth Rivard