

**PLANNING BOARD**  
**June 4, 2014 at 6:30 PM**  
**Richmond School Cafeteria, Lyme Road**

In attendance:

**Members:** Kate Connolly, Judith Esmay (Chair), Joan Garipay, Michael Mayor, Iain Sim

**Alternates:** Jon Criswell

**Staff:** Vicki Smith

**Others:** Joan Burchenal, Margo Johnson, Pauline Marran, Marty Myer, Genevieve Williamson, Betsy Sanderson, Pat Long, Ruth Harvie, Anne Morris, Michael Lepene, Randy Mudge, Becky Smith, Ingrid Nichols, Ellis and Ginny Rolett, Midge Guise, Marilyn Crichlow, Harlan Fair, Larry Danyluk, Tedd Osgood, Ruth Lappin, Betsy Sylvester, Barbara Taylor, Peggy Connolly, Kayren Morrill, Margery Boley, Ella Erway, Tim Thacher, Bill Benson, Carol Baum, Jim Baum, Joanna Whitcomb, Kristine McDevitt, Chris Yandow, Jim Cowie, Bill Miles, Kristine McDevitt, Stan Dunten, Liz Bradley, Tracy and Rob Walsh, Judith Pettingill, Brian and Susan Edwards, David Jones, Dick Podolec, Joanne Foulk, Denis Kelemen, John Dawson, Keith Ford, P. C. Friedman, Charlotte Sanborn, Lousie Pietsdy, Avery Post, Maureen Ripple, Lynn Dolan, Tim McNamara, Heather Wittman, Georgia Brackett

Michael Lepene, assistant principal and soon to be principal of the Richmond Middle School, welcomed the gathering.

Judith Esmay thanked Michael for allowing the planning party to be held at the School. She described the neighborhood planning process and asked folks to identify themselves by the road on which their property fronts. In addition to many neighborhood residents, there was a visitor from Willow Spring Road plus representatives of the commercial and institutional neighbors: CRREL, Richmond School, Dartmouth College, Kendal at Hanover, Dartmouth Printing, and Hanover Improvement Society

Judith asked each person to use one word to describe their neighborhood.

Neighborhood descriptions were:

Mixed

Walkable

Bikeable

Somewhat affordable

Convenient- close to downtown, public transportation, school

Roundabouts

Quiet

Lyme Road side is NOT quiet

Adjacent to Storrs Pond

Lots of recreation

Golf course  
Riverfront  
Generally well kept  
Transportation- accessible  
Well-traveled main road  
Friendly  
Habitat  
Birds  
Open spaces- some of it conserved  
Dull with bright patches(weather)  
Little CoOp is very nice  
Presence of emergency services  
The only neighborhood in the Upper Valley where you can walk kids to school K-8 grades  
Developable land still exists- College and Kendal land is potentially developable; this is unique for an in-town neighborhood  
Dartmouth College is the largest land owner- the neighborhood is circumscribed by Dartmouth College land  
Balch Hill  
Setting is pristine

#### Past Planning Process

Judith noted that this neighborhood had been involved in a past planning process, the results of which are very visible today: kid friendly sidewalks, street trees, new school, roundabouts.

#### What would you change?

- Garipay Field. I would make sure that kids at the schools could play on that conveniently located field, close to the schools and neighborhoods where families live. This would be much better than transporting them to Norwich or Sachem fields.
- Heavy Traffic. In rush hour, the traffic is really bad. Fortunately, most drivers are very courteous. We know when shifts change and when school drop offs and pick-ups occur. CRREL shift changes are more gradual. There should be a bridge between I-91 and DHMC. That would divert a lot of through traffic away from our neighborhood. There is a lot of through traffic headed to the downtown as well. Too many parents drive their kids to school. The students should be taking the bus. It is hard to access Route 10 from Kendal at certain times of the day. With all the through traffic, is there a plan for limiting traffic?
- There is no transit on the weekend.
- Route 10 is unsafe. You cannot put a five year old on a bike on that busy road.
- Northern round-about size. The northern round-about should be made bigger and safer.
- Safe road crossing. A safe road crossing between Kendal and the Hanover Improvement Society land should be created. It is a wide road at that point.
- We should do more about the walkability. A multi-use path would provide more safe bike and pedestrian access. We should push for better non-vehicle connections. Our neighborhood has lots of students and lots of older folks.
- We need to be more visionary.
- Nothing. I love this neighborhood.

- Neighborhood park. I came from a city. I am used to there being a park nearby. We should have a place to congregate. All segments of the neighborhood need a place to meet.
- Riverfront access. I would make the River more accessible. I worry about losing access to the River at the former Chieftain property. People should have more visual and physical access to the River. The Connecticut River is not accessible- Kendal, CRREL and Dartmouth College should all provide access to the River.
- Buffer residential and commercial use. Though I love certain commercial aspects of the neighborhood, there should be a buffer between residential and commercial uses. With both residential and commercial uses so close together, there is a need for a buffer for noise and safety. I am happy to have my dentist and other professional offices right here on Lyme Road.
- I am worried about the contamination at CRREL. We need more **safe** commercial uses.
- I have deep appreciation for the natural setting.
- There are a variety of recreational activities immediately available.
- There is great accessibility to the downtown and rest of the Upper Valley.

An audience member asked, "What are people asking for?" Modifications to their residences is the most common permit type issued in that neighborhood was the reply.

Judith was surprised that no one mentioned CRREL as an element of the neighborhood that needed to be changed.

Is the zoning correct or should it be changed?

No one responded to this question.

Judith said that the Planning Board is here to listen. Should the zoning change? Should there be additional uses allowed in your neighborhood? "We like what we have and maintain it for us" has been the message from most neighborhoods. Is it for yours?

One neighbor suggested: We should have a riverwalk. In response Michael Mayor described the situation on Occum Ridge with deed restrictions that allow neighborhood access and no tree cutting without the permission of the Town Forester. The Town has a goal of a walk from Ledyard Bridge to Pine Park and ultimately to Wilson's Landing, but not necessarily immediately on the River. Anne Morris described the route as close to the River horizontally, but not vertically due to the topography.

Through traffic on Lyme Road is heavy. Both a park and ride north of the northern round-about and an addition to the public transit route were suggested. There was support for AT extending its route north of Kendal. One neighbor recalled that there had been a park and ride facility at the current middle school site. It was noted that the roundabouts have slowed traffic significantly.

With a neighbor's question about what is happening at Rivercrest, Judith called for a break to give folks a chance to stretch and enjoy refreshments. She said that when the group reconvened, the institutional and commercial neighbors would give brief overviews of their plans for the next 5 to 10 years.

### Hanover Improvement Society

Randy Mudge, an Improvement Society board member, described the work of the Hanover Improvement Society(HIS), mentioning Champion Rink, Nugget Theater and Storrs Pond Recreation Area. He noted that the HIS works closely with the Town and College. At Storrs Pond, the relationship with the College is symbiotic. The HIS runs Storrs Pond with its pool, pond, tennis courts, campsites and picnic areas in the summer, while the College runs Oak Hill for skiing in the winter. The HIS has recently installed a disc golf course and will be promoting its use. A big tournament will be held this fall. HIS plans to install a splash pad. Neighbors suggested fixing the gate at Ferguson Field so it is easier for people to pass through it, creating a summer swim team and better rest room maintenance to encourage increased membership. Randy anticipates an upgrade of the rest rooms in conjunction with the splash pad installation.

### Dartmouth Printing Company

Keith Ford introduced the group to Dartmouth Printing Company. Founded in the 1700s in association with Dartmouth College, the Company now is owned by the Sheridan Group. The existing plant was put into service in 1965. Improvements took place in 1971, 1977, 1983, 1986, 1997, 2001, 2004 and 2011. The improvements in 1997 and 2011 were internal to the building envelope.

260 employees work over the 24 hour day, 6 days per week. The seventh day is reserved for overflow. 50% of the weeks of the year, there is overflow work to be done. There are 64 shift configurations. Between 40 and 50 people exit the facility at 3:30 pm, so this is the most visible addition to traffic on Lyme Road. Employees come from as far as Littleton, Bath, Vershire, Chelsea, Corinth and Springfield, Vermont.

The company turns paper into magazines. Approximately one million books are printed per week. This output requires 20 trucks per day. There are three paper deliveries. Fifteen common carriers are used. There is one waste paper haul(420 tons per month is recycled) and two mail trucks per day. The Company has purchased energy credits to offset its electrical use. This helped Hanover qualify as a sustainable community. The Company spends nearly one million dollars a year on electricity.

He described the site as built out with virtually no expansion possibility. The business has experienced minor growth despite the declining market. From a high in 2008 with 310 employees, there are now 260 employees. Growth of the business is estimated at about 10%. In the near future, the offset lithograph equipment will be replaced with ink jet technology.

The Company tries to blend in with the neighborhood. Land was given to HIS in the recent past. In 2000 odiferous air was eliminated by installation of a 99.9% effective treatment system. Aside from the thermal oxidizer and two fuel storage tanks there is no outside activity. The Company has been careful to have no outdoor storage, does its best to manage stormwater and supports the Prouty.

### Dartmouth College

Tim McNamara from the Dartmouth College Real Estate Office explained that the College was instrumental in the zoning change creating the GR-4 district. A Master Plan for a suburban village had been created for Rivercrest with 300 mixed type housing units. The project has been on hold due to the recession and wanting to be patient about the transport of TCE from CRREL.

The College will soon determine what the housing demand is considering faculty and graduate students. The Rivercrest project will be designed based on this demand. The current Master Plan is unlikely to be built. When the College finally initiates Rivercrest, it is unlikely to be built out quickly. Tim envisions many smaller phases. If it were put in the queue today for planning, construction would occur in 3- 5years. The actual start depends on demand at Dartmouth, the availability of capital and the TCE situation.

In response to a question regarding the status of the contractor's yard, Tim said that it is a staging area, gravel pit and storage area that is slowly being decommissioned. In the contractor's yard are piles of gravel and stone, ground up concrete from the Rivercrest homes, and pipes and stone for the Rivercrest project. When asked if the property would be sold or put to other uses, Tim explained that the College sought the "GR-4" zoning district so housing could be developed at Rivercrest. Sachem will be built out first as that housing is needed for graduate students. There are no plans for the golf course.

### CRREL

Larry Danyluk, site manager for CRREL, said that CRREL has been there for 50 years and covers 29 acres. There is 350,000 square feet of building space in 45 buildings providing space for 300 people to work. There is a day care facility on-site and no recently constructed buildings. The fence is a result of 9-11. They had no choice but to erect the fence for security as the facility is a US Army installation.

The TCE contamination is being actively monitored and researched. An advisory board has been created and includes community members. A public update meeting will be held in the early Fall. The restoration board's last meeting was in April.

The site is challenging due to its tiered nature. The uppermost tier hosts offices. In the back tier are testing facilities. Expansions planned include another wing of offices, a new cold room and, in partnership with the Smithsonian, a radio telescope for black hole research. The telescope will be installed for 2-3 years, then moved to Greenland. Ten to twelve people will be added to staff the telescope project.

A neighbor suggested that more trees be planted especially on the south side near Fletcher/Cedar.

There are no general tours due to 9-11, though every year the middle school gets to visit. Employees enjoy a flexible work day so commuters arrive between 6 and 9 AM. This makes for minimal traffic impact. Hazardous materials for research and refrigerants are

stored on site. These substances include Freon and ammonia. CRREL interfaces with the Hanover Fire Department about the materials and where they are stored and used. There is also an on-site response team. They have a process safety management system and are EPA and OSHA compliant. There have been very small releases overtime. It has been four years since ammonia has been delivered.

### Kendal

Becky Smith described Kendal as the only Continuing Care Retirement Community(CCRC) on Lyme Road. It is primarily an independent living life care community. While the residents are vibrant, the physical plant is tired. There is a long waiting list.

There are 190 FTE employees with 280 people covering three shifts 365 days per year. There will be incremental growth in staffing to support the potential new units and expanded areas. There will be no on-campus housing for staff. Based on recent surveys, staff are not interested in living on campus. The new employees will include hourly workers, house keepers and dining staff.

She noted that CCRCs that do not plan, do not thrive. The former Chieftain property was purchased to enable modest growth at Kendal. Market research has identified high demand. She described the current master planning effort as a journey with a 3- 10 year horizon. Kendal has been working with a team that includes architects, engineers, construction experts and a CCRC specialist. Since the plan is in development, she wanted to share the team's current thoughts and direction.

Currently Kendal is comprised of 250 independent living units and 75 healthcare beds. There is the potential for additional construction by expanding the health care center, renovating and expanding the health and wellness facility, expanding the memory care unit and creating 72 hybrid units. The new development will try to accommodate public access to the River at the former Chieftain site. A challenge is separating the road from the new units.

Ingrid Nichols, an architect working with Kendal, identified constraints on the development of the former Chieftain property including a 160 foot setback from the road, floodplain, wetlands, steep slopes and the single curb cut. One goal is to connect the main Kendal campus to the former Chieftain property. Stormwater management will be challenging given the slopes and soils on the property.

Kendal will work on a communication plan with neighbors so that they can stay apprised of Kendal's plans. There will be an open house early in the fall. People are invited to come see Kendal if they have not visited the existing campus.

Judith Esmay summarized her perceptions of the evening. She was impressed at the diversity of residential housing types: single family, apartments, continuing care retirement community, assisted living, nursing home. This diverse housing is home to a variety of families settled in different income levels. There is also a mix of commercial with a grocery, professional offices and restaurant. There are two schools within walking distance. There

is a major research facility(CRREL) and an amazing recreation facility (Storrs Pond). This neighborhood has a view of the mountains and the presence of the Connecticut River. It is an employment center and a commuting destination.

There was mention of the CoOp Convenience Store and how it had changed its inventory to become a more financially viable establishment. The same person wished there could be vehicle fuel sales there and suggested that would guarantee economic viability.

Judith Esmay thanked the neighborhood hosts, Kristine McDevitt and Joanna Whitcomb.

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

Respectfully submitted,

Vicki Smith