

**PLANNING BOARD
JULY 1, 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: Brian Edwards

Staff: Vicki Smith

Others: See Attendance Sheet

1. **MINUTES:** The minutes of June 3, 2014 and June 4, 2014 were approved.

2. **P2014-29 SUBMISSION OF APPLICATION FOR MINOR SUBDIVISION BY RAYMOND CRITCH LLS, AS AGENT FOR BARBARA WIDDOES, WILLIAM WIDDOES, JAMES WIDDOES, & BENNETT CROCKER, PROPERTY OWNERS OF RECORD, TO DIVIDE 33 PINNEO HILL ROAD, TAX MAP 9, LOT 8, IN THE "RR" ZONING DISTRICT, INTO TWO LOTS (CREATING LOTS OF 12 ACRES & 44 ACRES)**

ESMAY read the Notice of Public Hearing. SIM advised of his professional association with Critch.

Raymond Critch presented the application. He said both lots will have sufficient frontage off of Pinneo Hill Road. A waiver of the submission requirement to provide a full perimeter survey of the parent lot was requested. Critch said a survey done in 1973 shows the entire lot.

Board Comments/Questions:

- It was noted that the application included a copy of an email from Jerry Frankenfield, Hanover Fire Inspector, stating that he sees no access issues.
- Staff was asked whether the issue of suitability for septic systems on both lots was resolved.
 - Smith said yes.
- It was noted that the map provided does not show frontage on the larger remaining lot.
 - Staff confirmed that there is documentation in the Planning & Zoning Office to support that the larger lot will have sufficient frontage to meet the requirements.
 - Critch said the larger lot will have about 1,300' of frontage on Pinneo Hill Road and the Class V section of Town Road 20.

Public Comments/Questions: None

It was moved by MAYOR, seconded by CONNOLLY, to accept the application as complete with the waiver requested. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION. EDWARDS participated as voting Alternate.

It was moved by CONNOLLY, seconded by CARTER to approve application P2014-29 for minor subdivision. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION. EDWARDS participated as voting Alternate.

3. P2014-28 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY PINE PARK ASSOCIATION AND THE TRUSTEES OF DARTMOUTH COLLEGE, PROPERTY OWNERS OF RECORD, TO REPAIR EROSION AND INSTALL PERMANENT EROSION CONTROL MEASURES IN AND ADJACENT TO A GIRL BROOK TRIBUTARY NEAR HOLE 13 AT THE HANOVER COUNTRY CLUB. PROPERTIES INVOLVED INCLUDE 41 ROPE FERRY ROAD, TAX MAP 43, LOT 1 AND 30 LYME ROAD, TAX MAP 43, LOT 2; LOCATED IN THE “I” AND “NP” ZONING DISTRICTS.

ESMAY read the Notice of Public Hearing.

Tim McNamara presented the application on behalf Pine Park Association and the Trustees of Dartmouth College. He said Town, State and federal approvals have been obtained relative to wetland impacts. This tributary receives flow from both the golf course and areas to the north. It has very steep banks that have begun to collapse. Drainage pipes are hanging 10’ in the air. Water drops from those pipes to the stream bed creating more erosion and deposition into Girl Brook.

The project is proposed in four phases: (1) Cut the vertical banks to a slope of 1.5:1 and stabilize them with vegetation; (2) Armor the bed of the stream; (3) Bring the current drainage pipes into a central stormwater drainage structure that will discharge at the level of the stream bed; and (4) Install a very simple log check dam near the intersection of the tributary and Girl Brook. McNamara said the original plan to construct a temporary road behind the Police/Fire Station has been eliminated. Work is scheduled to begin October 15th and to be finished by December 1st.

Roy Schiff said Sheet C3 depicts the typical cross-section of what the gully will look like. After meeting with the Conservation Commission, the plan was changed to thicken up the rocks at the stream bed. A re-vegetation plan, requested by NHDES, includes re-vegetating the slopes with trees and using biodegradable matting. Access to the site was adjusted in response to concerns expressed by the NH Heritage Bureau.

Board Comments/Questions:

- It was very clear from the site visit that immediate mitigation is needed.
 - MAYOR reported that the Conservation Commission is very much in agreement.
- Will there be any interruption to public movement by this?
 - McNamara said no, the golf course will be closed when this project is constructed.
- Are staging areas needed?
 - McNamara said yes, one on the north side of the golf course. Large trucks will deposit materials to that site and smaller trucks will transport materials from there to the project site.

Staff Comments/Questions:

- This reach of Girl Brook was identified as the worst reach in terms of bank stability and the amount of sediment being deposited into Girl Brook and the Connecticut River.

Addressing this problem will enable the Town to close out a grant received to look at Girl Brook and how to remediate the watershed.

Public Comments/Questions: None

Waivers requested: **(Submission)** Abutters identified on the plan; Survey within 6 months; Perimeter and boundaries of the lots; Site context map (Tax map and lot; Zoning designation; Area of lot; Location and gross area of existing buildings; Existing off street parking; Existing handicap accessible spaces; Existing loading areas; Front, side and rear setbacks; Building heights and stories; All legal rights of way and easements; Use of abutting properties); Site plan (Tax map and lot; Zoning designation; Area of lot; Location and gross area of existing buildings; Proposed streets, driveways, parking spaces and sidewalks; Proposed handicap accessible spaces; Loading areas; Front, side and rear setbacks; Building heights and stories; Shape, size and location of all structures; All legal rights of way and easements; Use of abutting properties; Use of all rooms and areas); Vehicular & Pedestrian Circulation Plan; Elevation Plan; Utility Plan; Lighting Plan; Landscape Plan (Areas designated for snow storage); Paving, Grading & Drainage Plan (Walks, steps, curbing); Phasing plan; Road and Utility Plan; **(Procedural)** Design Review. ESMAY noted that McNamara's June 2, 2014 letter offered rationale for each of these waivers.

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

It was moved by CONNOLLY, seconded by SIM, to approve the application as submitted. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION. EDWARDS participated as voting Alternate.

4. DISCUSSION WITH HANOVER AFFORDABLE HOUSING COMMISSION (AHC) TO REVIEW WEST WHEELOCK STREET DESIGN CHARRETTE REPORT AND DETERMINE NEXT STEPS

AHC members in attendance: Bruce Altobelli, Len Cadwallader, Joan Collison, Don Derrick, and Bob Strauss.

Others: Anne Duncan –Cooley, of the UV Housing Coalition and member of the charrette design team; Julia Griffin, Town Manager; Jolin Kish, property owner in the corridor.

Smith provided a brief overview about how the charrette came to be, what occurred during the charrette, and the design team's findings which include identifying three different zones within the corridor and proposing treatments for each zone. The team emphasized that the lower zone defines the town, State and campus gateway. They provided a layout for housing opportunities that transition from purely residential use, to mixed uses, as you travel up the hill.

Comments from AHC members:

- Altobelli said that there are a lot of good ideas in the report. A lot of work will be needed to make them happen.
- Brown said this area provides opportunities for affordable housing. The properties have not been well maintained due to zoning restrictions. There is a balancing act between

creating greater density with the understanding that this is a gateway to the town. With greater density, you can afford to do more public good.

- Strauss said both entrances to the town (from I-89 and I-91) are important to the college. The middle portion of this corridor, where the campus meets West Wheelock Street, is very important. We've got to try to clean up the housing. The college should be willing to talk to us about this.
- Cadwallader said that he felt that Plan NH was cautious in terms of density proposals. We need to increase the number of housing units while still being consistent with the aesthetics of the town. We must follow the suggestions relative to parking and curb cuts. Cadwallader suggested the Board consider ways to encourage the current property owners, as they modify their buildings, to include the design team's suggestions in terms of building facades.
- Derrick said his biggest question is how this could possibly happen. There are not many places where you can allow more affordably built housing without them being seriously different from their surroundings. This is one area where that can occur in a way that would not offend the community.

Board Comments:

- MAYOR spoke about Dartmouth's intent to double the size of the engineering school. He said there is a gap between this magnificent concept and the reality of private ownership, institutional ownership, and public ownership.

Other Comments:

- Griffin said she is excited about some of the infrastructure ideas, green space and landscaped areas that the design team came up with. She said the Town is speaking with Dartmouth about cleaning up its side of the hillside. She has also contacted Peter Kulbacki, DPW Director, about removing the chain-link fence.
- Smith said an implementation group should be assembled to look at zoning changes for 2016. A density number will have to fit an economic model.
- Kish said time is of the essence if you want to encourage people to scrap entire buildings and rebuild. Current rates are ridiculously low. There needs to be strong and drastic incentives to get people to move.

The following either volunteered or were volunteered to participate in the implementation group: Chip Brown, CONNOLLY, Anne Duncan-Cooley, Chris Kennedy, Jolin Kish, Peter Kulbacki, MAYOR, Tim McNamara, Susan Reed, SIM, Smith, and Andrew Winter. Smith will organize the initial meeting.

- 5. OTHER BUSINESS:** Lyme Road Neighborhood Planning: The Board discussed the development potential of the Lyme Road neighborhood area. Future projects at CRREL, Dartmouth and Kendal could add well over 1,000 people in that area. The Board was in agreement that they should look at this area in advance of proposed zoning amendments for 2015. MAYOR offered to research CCRC's and report back to the Board.

- 6. ADJOURN:** The meeting adjourned at 8:57 PM.

Respectfully submitted,
Beth Rivard