

**PLANNING BOARD
AUGUST 26, 2014 at 7:30 PM
TOWN HALL, 41 SOUTH MAIN STREET**

In attendance:

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

Alternates: Jon Criswell, Brian Edwards

Staff: Vicki Smith

Others: See Attendance Sheet

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

2. **UPDATE ON SUSTAINABLE HANOVER ACTIVITIES AND DISCUSSION OF MASTER PLAN SUSTAINABILITY CONSIDERATIONS**

The Town's website lists Sustainable Hanover Committee ('Committee') members as: MaryAnn Cadwallader, Yolanda Baumgartner, Chris Kennedy, Amanda Charland, Susan Edwards, David McManus (Chair), Marjorie Rogalski, Chris Soderquist, Larry Litten, Rosilie Kerr (Dartmouth Sustainability Director), and Peter Kulbacki (Hanover DPW Director). Cadwallader, Edwards, and Kennedy were present.

Kennedy said the Committee has existed for four years and meets monthly. Their initiatives include promoting recycling and use of green energy, hosting expos on home energy and transportation, and awarding local businesses on their sustainable efforts. Cadwallader advised of Baumgartner's efforts relative to their green power initiative. She said the Town, Dartmouth Printing, Co-Op, Kendal, Hypertherm and Dartmouth College have responded positively. In 2014, more than 10% of the power purchased by Hanover businesses, institutions and residences is green power. Edwards said the Annual Community Yard Sale is scheduled for August 30th at Dartmouth's Dewey Field. The Hanover Launch of The Solarize Upper Valley initiative is scheduled for October 23rd at 6:30 PM at the Hanover High School. This is a community-supported effort headed by Vital Communities to make solar energy more accessible by facilitating the purchase of solar power systems at a discounted rate. Kennedy said they hope to get 100-300 residences committed to system installations next year. Smith said she met with the Committee previously and encouraged them to look at the Town's zoning regulations in relation to this project. Kennedy said the Committee hopes to bring forward any necessary proposed amendments in accord with the Town's amendment schedule.

Kennedy said the Town does not have a staff person whose responsibilities include sustainability. The Committee suggested to Town administration that when a Planning & Zoning Director is hired, a percentage of their scope be devoted to sustainability.

Kennedy said the Committee has been familiarizing themselves with the Master Plan. It seems to be driven from the point of environmental protection. The Committee feels that sustainability and resiliency should become a greater part of the Master Plan DNA. ESMAY said adding another Core Principle might be the place to start. Kennedy asked when the Board might begin revising the Master Plan and how the Committee can help. Smith noted the Board's commitment to neighborhood planning and time needed to address proposed zoning amendments. She questioned the Board's energy to address the Master Plan. Suggestions were made to form a joint subcommittee to work on the Master Plan and to set a date to begin working on Master Plan revisions.

3. WEST WHEELOCK WORKING GROUP UPDATE

Meeting minutes of the West Wheelock Working Group ('Group') list members as: Chip Brown, CARTER, CONNOLLY, CRISWELL, Anne Duncan-Cooley, ESMAY, Julia Griffin, Chris Kennedy, Jolin Kish, Peter Kulbacki Tim McNamara, Kevin Purcell, Shannon Purcell, Sue Reed, SIM, Vicki Smith, and Joanna Whitcomb. CARTER, CONNOLLY, CRISWELL, ESMAY, Kennedy, SIM, and Smith were present.

It was reported that the Group meets every other week to explore how the area can and should be used and how to make it happen. Discussion topics include parking, design elements, and tenant mix, among others. Proposed amendments are being drafted. The property owners participating appear to be willing to embrace PLAN NH's suggested use of form-based zoning. The property developers have said that the concept of renting to no more than three un-related individuals is economically not the best way forward. There needs to be incentives for property owners to redevelop those properties. Landscaping is needed along that corridor that can be maintained. The importance of the streetscape to the design of the whole project and to calm traffic is really vital. Concern was expressed for balancing/prioritizing the benefit to the town versus the benefit for the landowners, for Dartmouth's planning process and Thayer expansion, and for the level of control there will be over the individual landowners.

4. NEIGHBORHOOD PLANNING PARTIES

Smith said volunteers have come forward to host neighborhood planning parties for the neighborhoods of (1) Rayton Road, Verona Avenue, and Conant Road, and (2) Hanover Center. Scheduling times to meet with them has been challenging but is ongoing.

5. TECHNICAL REVIEW COMMITTEE UPDATE

Members of the Technical Review Committee are: CONNOLLY, ESMAY, and Judy Brotman, Zoning Administrator. CONNOLLY and ESMAY were present.

ESMAY walked the Board through a table of contents of the first draft of proposed zoning amendments resulting from the technical review.

Article 1: Authority Purpose & Applicability

- Article 2: Administration
- Article 3: Definitions (terms defined specifically for flood plains, waterbodies, intermittent streams & wetlands will be listed in Article 11)
- Article 4: Zoning Districts
- Article 5: General Provisions
- Article 6: Principal Uses
- Article 7: Accessory Uses
- Article 8: Non-conforming Uses and Structures
- Article 9: Self-contained Residential Development
- Article 10: Off-Street Parking
- Article 11: Flood Plains, Waterbodies, Intermittent Streams & Wetlands

6. OTHER BUSINESS

Meeting calendar: September 30, October 7 & 21, November 4 & 18, December 2, 9 & 16, January 6

Zoning Amendment Submission Deadline: November 8, 2104

7. ADJOURN: The meeting adjourned at 9:47 PM.

Respectfully submitted,

Beth Rivard