

**PLANNING BOARD
SEPTEMBER 30, 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

Alternates: Brian Edwards

Staff: Vicki Smith

Others: See Attendance Sheet

1. MINUTES: The minutes of August 26, 2014 were approved.

2. UPDATE FROM TECHNICAL REVIEW COMMITTEE

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

There was a lengthy discussion about the Committee's proposal to include signs as accessory uses. ESMAY said Hanover's Zoning Ordinance is a permissive ordinance, which is to say that you cannot do anything in Hanover unless it is permitted by ordinance. Nowhere in the Zoning Ordinance does it say that signs are permitted. Signs on vehicles and mailboxes, signs located in the recently created Goose Pond Zoning District, and the use of signs by contractors were questioned.

The issues of the Board's obligation to inform the public of the proposed changes resulting from the technical review and whether those changes require Town Meeting vote were questioned. Smith said those issues must be determined by the Town attorney. SIM said that the public needs less detail of the proposed changes than does the Board, but perhaps a higher level of assurance that there will be no substantive changes. CONNOLLY said Hanover does a lot of things voluntarily, such as review and approve Town and school projects. A rearrangement of the Zoning Ordinance falls into that category. It should be brought to the voters. ESMAY agreed. She said she is prepared to attend as many events as necessary to inform the public.

ESMAY said the Committee is about to take on the last Article which includes parking. They are striving to submit a finished document to the Board by November 8th.

3. PREPARATION FOR OCTOBER 5 NEIGHBORHOOD MEETING

The October 5th neighborhood meeting will be held at Dagmar's place at 11:00 AM. The outdoor meeting was requested by the residents. The Black Center is available if relocation is necessary due to weather. Betsy McClain is the neighborhood host. Meeting mailers were

sent out to approximately 200 property owners. There are a lot of rental properties in this area. Dartmouth Real Estate was asked to advise their tenants of the meeting. Smith said she assumes a big issue will be the shared lane on Valley Road.

4. OTHER BUSINESS:

CRREL will hold a neighborhood meeting on October 22nd at 7:00 PM at the Richmond School. Topics of discussion will include their progress with the TCE underground leak and other neighborhood related issues.

The Board's October 7th meeting will include: (1) a request from Gros Ventre River Investment LLC, to extend site plan approval of P2004-10 and P2008-09; (2) Conceptual Review of Kimberley Taylor's proposed subdivision on Goodfellow Road; and (3) Design Review of site improvements at the Ray School's. A site visit to the Ray School is scheduled for October 6th at 3:30 PM.

Smith said proposed zoning amendments for Town Meeting 2015 will include the Zoning Ordinance technical review, West Wheelock Street development, solarized changes, and Kendal. The West Wheelock Street working group meets weekly. They will present their proposed changes to the Board before November 8th. Kendal is planning an open house. SIM asked whether a third attempt should be made to amend the height regulations. Smith said Planning & Zoning has limited staffing right now and can only address so many zoning issues in one calendar year. If Board members or residents want to pursue an amendment, they may. ESMAY thanked the Senior Planner and Zoning Administrator for the hours they spend every week working on zoning amendments.

5. ADJOURN: The meeting adjourned at 8:30 PM.

Respectfully Submitted,

Beth Rivard