

**PLANNING BOARD
OCTOBER 7, 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; Nancy Carter (Selectmen's Representative)

Alternates: Jon Criswell, Brian Edwards

Staff: Vicki Smith

Others: See Attendance Sheet

1. P2014-36 SUBMISSION OF APPLICATION FOR MODIFICATION OF AN APPROVED SITE PLAN (CASE NOS. P2004-10 & P2008-09) BY MICHAEL WOODARD, AS AGENT FOR GROS VENTRE RIVER INVESTMENT LLC, PROPERTY OWNER OF RECORD, TO EXTEND SITE PLAN REVIEW APPROVAL. THE PROPERTY IS LOCATED ON GREENSBORO ROAD, TAX MAP 1, LOT 52, IN THE "SR-2" ZONING DISTRICT.

ESMAY read the Notice of Public Hearing.

Michael Woodard presented the application. He said Gros Ventre River Investment LLC is the successor to Earl Simpson's various SDC projects which were Velvet Rocks I and II. A two-year extension is needed to finish Velvet Rocks II, the Commons at Silent Brook. Four of the five buildings have been constructed. The foundation for the last building is complete. There are no proposed changes from what has been approved. The new owner took over this project less than a year ago and inherited some interesting challenges. He continues to look at what to do with the project. He is still getting estimates for site costs.

Board Comments/Questions:

- The Board is required to make a finding that the reason for the extension is for conditions beyond the applicant's control.
 - Woodard said the applicant just took over the project and is now responsible for the obligations that were incurred by the original developer.
- Have there been any complaints about the adequacy of erosion control at the site since the last extension was granted?
 - Smith said she has not received any complaints in the past three or four years.
 - A member of the public said his neighbor has mentioned silt in the brook from the development.

Public Comments/Questions:

- A member of the public asked of the status of the land between Greensboro Road and the development.

- Woodard said that land is owned by the developer. There will be no disturbance in that area.
- ESMAY said nothing can occur unless the site plan approval is revised, which would require a public hearing before this Board. The approved plans are available in the Planning & Zoning Office for public viewing.

Proposed Condition of Approval:

Staff recommends imposing a condition that the applicant comply with this notice of action and all the plans and documents to which it pertains, with the previous approvals granted on January 25, 2005 (P2004-10) and on April 8, 2008 (P2008-09) and with the Site Plan Regulations and Zoning Ordinance of the Town of Hanover.

It was moved by CONNOLLY, seconded by MAYOR, to approve an extension for two years from this date with the conditions proposed by staff. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION. CRISWELL participated as voting Alternate.

2. P2014-35 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW (DESIGN REVIEW) BY HANOVER SCHOOL DISTRICT TO RECONSTRUCT ACCESS DRIVES, PARKING AND WALKWAYS INCLUDING NEW BIKE/RECREATION PATHS AND EMERGENCY ACCESS AND TO REDEVELOP ASSOCIATED UTILITIES IN THE MAIN ENTRANCE AND ACCESS ROUTES TO THE BERNICE A. RAY ELEMENTARY SCHOOL, LOCATED AT 26 RESERVOIR ROAD, TAX MAP 4, LOT 4, IN THE "I" ZONING DISTRICT.

ESMAY read the Notice of Public Hearing. She noted that most of the Board members present were also present at the October 6th Ray School site visit. Edwards recused himself from the discussion.

Jonathan Brush, Director of Facilities, and Charlie Hirshberg, of CLD Consulting Engineers, presented the application. Hirshberg distributed revised plans. He said the goal of the project is to separate the bus drop off area, parent drop off area, and parking. The project also involves stormwater management, expanding fire vehicle access, adding a bike path, and creating a new single-entrance off of Reservoir Road.

Hirshberg said the purpose of tonight's presentation is to describe wetland impacts which total roughly 1,200-1,500 sf. Most of the drive is literally right on the edge of the 75' wetland buffer area. The impervious areas within that buffer area will be very similar to what exists. Additional encroachment is necessary to keep the bike path outside of the proposed parking areas. The majority of the impacts to the wetland buffer area will be temporary. Drainage improvements will have direct impact to the wetland. One of the pipes located just to the south of the cul-de-sac is 90% plugged. Work is needed at the inlet and outlet areas to clean it out and add a catch basin type structure to control the amount of flow going out. The end result will be that the release off this site will be slower than it is currently.

Board Comments/Questions:

- The drainage improvements will require a change in maintenance effort?

- Hirshberg said yes. Stormwater features truly require maintenance. A lot of that has to do with raking sediment out of the vegetative areas, vacuuming out catch basins, and cleaning out forebays. A requirement of the DES Alteration of Terrain Permit is that we provide a maintenance guide to these features.
- Brush said maintenance manuals will be kept in his office. Contractors will be hired to perform the maintenance.
- Does anything need to be done to the underground tank?
 - Hirshberg said it should be inspected periodically.
- Can the Board condition an approval that the maintenance plan be followed?
 - Smith said the Board used to require evidence of annual maintenance of stormwater features. It was an administrative hassle, as staff had to chase down applicants for the information. We changed our standards to require that there be a maintenance protocol developed by the design engineer that is provided to the property owner and the Town. The Town does not do enforcement or oversight to ensure that the maintenance is done.
- Do the playing fields, basketball area, and/or playground area become particularly soggy during storm events, so that they are not useful for the next week of school?
 - Brush said if there is significant rainfall for an entire week, and water is directed toward the wetland to the north of the cul-de-sac, gym classes might have to wait.
- What is the life span of this system? Does it have the capacity to handle 100-year storm events?
 - Hirshberg said rainfall data being used by the NH Dam Bureau has a new set of rain amounts. In our area, what was a 100-year storm is now a 50-year storm. We're using the new data.
- Snow removal and storage was questioned during the site visit.
 - Hirshberg said there are areas where there is potential to stockpile snow. Some of the basin areas can be used. This site will require removing snow at times.
 - Brush said the school prefers smaller snow piles for visual purposes; traditionally they truck snow out when it starts getting piled up too high.

Public Comments/Questions:

- Bill Young, a member of the Pine Park Association Trustees, said they are grateful for what is being done. They are doing similar work downstream.

Smith said the ZBA is looking for advice from the Planning Board that this layout makes sense and the project could not really be done without wetland impacts. CONNOLLY said this looks excellent and is a vast improvement over what exists. ESMAY said she is impressed with the traffic flow and the attention to the various kinds of activities that occur. SIM asked of the problems the school is trying to solve that have led to this solution. Brush said the current condition of the driveway, its poor control of traffic, injuries that have resulted due to that poor control, and complaints from the bus company about the inability to control parent drop offs/retrievals. SIM said this seems like a lot of money when a bit of paint, signs, and enforcement could solve these issues. Brush said there are signs all along the entry restricting parking. It is not a matter of just repaving the drive; the entire substructure has been destroyed. The current design does not work for traffic, parking, or stormwater control. ESMAY said her personal mantra is that a surplusage of signs is an indication of design failure. She said she thinks the proposed design is well worth the effort.

CARTER said the parking/traffic behaviors that Brush mentioned are dead on. It is simply human nature; enforcement will only get our fellow citizens angry. The design alternative is a much better solution. We've been so fortunate that there have not been any serious accidents. She would send this forward with a lot of gold stars. MAYOR said this is a carefully considered renovation and modification of the current circumstances which is unworkable. Anything less would be stopgap or inadequate. GARIPAY spoke favorably of the design group and their efforts.

Public Comments/ Questions:

- Bill Young, Chairman of the Hanover Bike and Pedestrian Committee, said the proposed redesign is commendable from a bike and pedestrian point of view. He said the Town has plans to change the intersection of Hemlock and Reservoir Roads. This might be a good opportunity to consider that work at the same time.
- Brian Edwards said the proposed plan is a huge improvement over what the Board was shown a month ago.

3. P2014-39 CONCEPTUAL DISCUSSION OF PROPOSED SUBDIVISION AT THE CORNER OF ROUTE 10 AND GOODFELLOW ROAD, 2 GOODFELLOW ROAD, MAP 12, LOT 51-1, OWNED BY KIMBERLY TAYLOR IN THE "RR" ZONING DISTRICT.

Breck Taylor, husband of the property owner, and Tim Rockwood, of Rockwood Land Services, LLC, presented the conceptual plan. Rockwood said the proposal is for a three-lot subdivision. The last lot is all wooded and is quite steep. Pete's Brook runs down the whole of the property, between Goodfellow Road and the land. It is a necessity to get across Pete's Brook to do anything on this land. This will not change the character of the area in any way. Rockwood asked for the Board's approval to move forward to the ZBA.

Comments/Questions:

- A shared driveway with only one crossing would minimize the wetland impacts. Is that being considered?
 - Rockwood said that will create a lot more site disturbance to get to each lot.
- The brook appears to be closest to the road at one of the proposed common property lines. That might be the most ideal place to have the entrance with a reasonably sized culvert.
 - Rockwood said they looked at the best places to cross the brook. It would be favorable to have land between the road and crossing to minimize fill and disturbance.
 - Taylor said he is willing to pay extra money so that the flow is not disturbed.
- The Subdivision Regulations talk about the need to minimize flood damage and preserve existing features. A bridge would be preferable to a culvert.
- Constructing a bridge would conserve the ecology of the brook.
 - Taylor said the topography changes in different sections of the brook. He offered to flag the areas where culverts and property lines are proposed for Board members to view.

It was moved by CONNOLLY, seconded by CARTER, to continue this matter to October 21, 2014. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE

MOTION. EDWARDS participated as voting Alternate. Board members will visit the site individually before the meeting.

4. NEIGHBORHOOD PLANNING PARTY RECAP- OCTOBER 5

Smith said she received a sincere thank you from Betsy McClain, the resident organizer. A lot of the worksheets have been submitted. The response from Conant Road residents is overwhelming compared to all the roads in that neighborhood. Some interesting in-town issues were brought up such as accessory dwelling units and home businesses. We need to be certain our regulations say what we want them to say. CARTER said it would be worth the Board's time to take on the question of accessory dwellings. Residents should be encouraged to bring their concerns about rental housing to our attention. CARTER said she was pleased that Tim McNamara from Dartmouth's Real Estate Office attended the neighborhood meeting. ESMAY said it is beneficial to hear other perspectives from the landlords. ESMAY said she was glad to hear support for allowing mixed-uses.

5. OTHER BUSINESS

ESMAY urged members to attend The Human Scale documentary on October 9, 2014.

CONNOLLY said the CRREL Neighborhood Meeting is scheduled for October 22, 2014 at 7:00PM at the Richmond School.

6. ADJOURN: The meeting adjourned at 9:30 PM.

Respectfully submitted,

Beth Rivard