

read by RA Blodgett at  
PB meeting

3/10/15 Planning Board testimony from Put Blodgett, Kendal resident in #451  
Agenda items of Kendal's proposed amendments to Hanover Zoning Ordinance

- a. Amend 404.1 to add a parking requirement for CCRC employees—already exists as "peak shift". Why confuse with "based on highest expected average employee OCCUPANCY"? Dictionary doesn't include employees as occupants.
- d. Amend 503.4B to eliminate the reference to the maximum dwelling unit limit and clarify what is counted as a dwelling unit.

Kendal is nicely built out on its present site. Any further expansion will have to occur in the area between its present campus and the Chieftain motel location.

The soils in that area are sediments from the bottom of glacial Lake Hitchcock. They are highly erodible as evidenced by the existing narrow ridges and steep-sided gullies. Any development of building sites will require extensive tree removal from both the ridges and steep banks to enable flattening the ridge tops enough to allow buildings and parking.

Last fall Kendal smashed roads through this area to drill soil cores. It widened the road from the Chieftain site to the river and had to place huge concrete blocks along a cut to prevent the bank from sliding onto the road. Kendal demonstrated an appalling ignorance of the plasticity of saturated silt soils. After mud season I hope the Planning Board will examine this road.

Kendal's plans for the initial 30 new units will necessitate a huge amount of earth removal to obtain a wide enough site. Its plans for expanded parking and a road to the west around the gardens will remove the stabilizing trees and ridge that protect Kendal from the northwest winter winds and the noise from the River Road, the railroad and Interstate 91.

In its application to amend Hanover's Zoning Ordinance, Kendal states "To adjust Section 503 to remove the cap on dwelling units;" and "allow for future phases (notice the plural) of development at the KaH community." Shoehorning up to the additional 75 units allowed by this zoning change onto narrow ridge tops and the accompanying parking and roads would devastate this pristine area.

Just to the south of Kendal, on the College land, a huge bank collapse occurred a few years ago, costing the College a quarter million dollars to stabilize. There are already smaller bank collapses on the Kendal property to the north. These soils are inherently unstable and the highly-eroded ridges and valleys are unsuitable for development.

The Hanover Master Plan states “to allow land use patterns which preserve trees, outstanding natural topography and geological features, and prevent soil erosion; to preserve the natural and scenic qualities of the open land in the Town for conservation and recreation”.

The Kendal plan for expansion violates every single one of these criteria!

Therefore, this section of Kendal’s proposed amendment to the Zoning Ordinance should be rejected.

Furthermore, what is counted as a dwelling unit needs to be clarified. Kendal presently has 85 assisted living or health center units that are NOT counted with its 250 residential units. These units add demands on Hanover water, sewer treatment plant and services. These units would be especially demanding in case of fire. Why shouldn’t they be counted as dwelling units?

e. Amend 503.5B to clarify the open space calculation. At present, CCRC’s may not exceed 5 units per acre. But for some reason, not specified in the Zoning Ordinance, the 35% open space requirement is allowed to be counted in the acreage requirement, thus crowding in more than the specified 5 units per acre on the remaining 65%.

Kendal wishes to amend this section by adding “gross site”. This would allow Kendal to count the approximately 11.75 acres, protected from development by a conservation easement, in its density calculations. This would further intensify development on the remaining 65% of the area. If 5 units per acre is really the desired density, this amendment should be rejected and the 35% open space not used in density calculations.