

**PLANNING BOARD
APRIL 7, 2015 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: Jon Criswell, Brian Edwards

Staff: Vicki Smith

Others: See Attendance Sheet

1. **MINUTES:** The minutes of March 10th were approved.

2. **P2015-06 SUBMISSION OF APPLICATION FOR MODIFICATION OF AN APPROVED SITE PLAN (CASE NO. P2013-14) BY THE TRUSTEES OF DARTMOUTH COLLEGE, TO ADD STREET LIGHTING ALONG THE SIDEWALK ADJACENT TO CROSBY STREET, TAX MAP 34, LOT 16, IN THE "I" ZONING DISTRICT.**

ESMAY read the Notice of Public Hearing.

Joe Broemel, Senior Project Manager at Dartmouth, presented the application. He said this is a dark area against the brick façade. When reconstructed, the sidewalk will be in the exact space of the existing sidewalk. Spacing of the proposed lighting was explained. The standard decorative acorn-style, glass globe fixture is proposed. Broemel said DPW is requiring that LED lamps be used on the north end where the lights will be located in the right-of-way.

Board Comments/Questions:

- The numbering of the individual lights on the plan is incorrect.
- The lights are sharp cut-off?
 - Broemel said yes.
- How will they be wired?
 - Broemel said wire will be run underground from within the stadium.
- It is very much appreciated when wires are buried.

Public Comments/Questions:

- Bill Young, of the Bike/Pedestrian Committee, spoke in support of the application and suggested adding crosswalks in the area.

Waivers Requested: None

It was moved by CONNOLLY, seconded by MAYOR, to accept the application as complete. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION. Criswell and Edwards participated as voting Alternates.

It was moved by CONNOLLY, seconded by MAYOR, to approve the Modification of Approved Site Plan (Case No. 2013-14) to add street lighting along the sidewalk adjacent to Crosby Street. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION. Criswell and Edwards participated as voting Alternates.

3. P2015-07 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY THE HANOVER SCHOOL DISTRICT TO RECONSTRUCT ACCESS DRIVES, PARKING & WALKWAYS (INCLUDING NEW BIKE/RECREATION PATHS, EMERGENCY ACCESS, BUS LOOP & PARENT DROP OFF AREAS) AND REDEVELOPMENT OF ASSOCIATED UTILITIES. THE PROJECT IS LOCATED AT 26 RESERVOIR ROAD, TAX MAP 4, LOT 4, IN THE "I" ZONING DISTRICT.

ESMAY read the Notice of Public Hearing. EDWARDS stepped down. ESMAY said this is the second application for this parcel, the first having to do with building construction. A site visit was conducted last year.

Jonathan Brush of the Hanover School District (District) and Charlie Hirshberg of CLD Consulting Engineers presented the application. Hirshberg said the goal is to create safe access for buses and parent drop-off. A single point of access is proposed directly across from the entrance to the Dartmouth Child Care Center. From there, buses will be directed to the left, leading to the back of the site. Students will exit buses onto the sidewalk and enter the school without having to cross traffic. Room will be provided for buses to stack up for afternoon pick-up. A separate loop to the right of the entrance is proposed for parent drop-off. Staff will lead students into the school so that parents don't have to park their cars. Emergency vehicle access is located at the back of the site. This access is not a through road, but is also used as a bike path and will be extended to connect to Dresden Road. Bollards will restrict fire truck access from some areas. Bike racks are proposed in two locations. There is a lot of signage on site, but it is necessary to make this functional. The plan is to begin construction the last day of school.

The project will result in the creation of 28,000 sf of additional impervious area. The parking areas will be constructed of 18" of bank run gravel, 6" of crushed gravel, and 3" of asphalt pavement. Brush said the town's standard calls for 24" of bank run gravel, based on Peter Kulbacki's desire not to pay for borings throughout the town. The District paid for on-site borings and geotechnical review and found that the site consists of fine silts to clay. For the most part, it cannot infiltrate stormwater. Fabric will be added under the heaviest traffic areas to give additional stability. Everything will be under-drained to keep the soil as dry as possible. Brush said that Kulbacki is comfortable with the proposal, based on the boring reports that have been conducted.

Parking: There will be three handicap accessible parking spaces in the parent drop-off loop area. Staff and long-term parking is provided in other areas of the site. Two handicap accessible spaces will be added to the staff parking lot. In total, the amount of parking will increase from 105 spaces to 119 for daytime use. The bus loop and parent drop-off loop may be used for parking during off-hours, providing 32 additional spaces.

There will be two crosswalks, one at the new entrance to Child Care Center and one at Hemlock Road. The Town will provide the crosswalks in association with an intersection reconfiguration. This project involves some work in the right-of-way at the Child Care Center to connect to the crosswalk.

Drainage: Pre-treatment, treatment, and detention are proposed. Three bio-retention areas will provide pre-treatment and treatment by filtering. They will be planted with a variety of specific plantings. The parent drop-off area has a detention basin that provides storage. Water piping throughout the site was explained. Ultimately, water will be discharged through a pipe that goes into Girl Brook on the Reservoir Road side. Roof run-off is connected in two locations. Heavy stone rip rap will be added in an area of a failed catch basin that collects roof run-off to ease the velocity and reduce erosion. Treating, storing and discharging the parking lot run-off will take some of the load off of Girl Brook, as it also receives run-off from the entire neighborhood. A new catch basin, pipe replacement and shifting of the channel is proposed to avoid an existing sewer line. The end result is that there will be less storm surge than currently exists. The ZBA approved a Wetland Special Exception for impacts within wetlands and the 75' buffer areas. Applications for a Wetland Permit and Alteration of Terrain Permit have been submitted to the State. The Wetlands Permit is primarily to correct an existing situation, not to deal with the new.

Landscaping: A lot of trees will be lost due to their location and/or size (being too big to move). 27 new trees will be planted. Perennial plantings able to handle snow storage are proposed near the parking areas. Additional plantings can be added after seeing where snow is piled. A basin area will also be used for snow storage. Additional filtering and treatment will be added.

Lighting: 16 pole lights are proposed. Their concrete bases will stick up to keep the poles from being hit during plowing. Existing lights will be converted to LED. An up-light will be added to project on the flag pole that will be relocated to the front of the building. That light will be on all of the time. All of the other lighting will be down-lighting.

Utilities: The water main that comes from Dresden Road will be installed deeper. There are no changes proposed to the existing sewer line. As required by Kulbacki, domestic water and sprinkler water will be combined into a single pipe into the building, and then divided within the building. A fire hydrant will be relocated.

Board Comments/Questions:

- How does the proposed light mounting height compare to lighting at Dartmouth Printing?
 - Brush said he did not do a comparison.
- Aside from the light for the flag pole, all other lights will be on a timer?
 - Brush said yes.
- The climate in this area is changing to abrupt incidents of stormwater surge, receiving the same volume of water in a compressed timeframe; creating more force.
 - Hirshberg said storms are evaluated in 2-, 10-, 25-, 50-, and 100-year events. We looked at 500-year events of high velocity over short duration. The volume is not as great as a 100-year storm, but the velocity is more destructive. Our system will handle a 100-year storm event. We set everything up so that if the basins fill up, there are alternative paths to direct water from the site.
- Are there options to redirect roof run-off?

- Hirshberg said a basin was created as part of the building construction project to catch some of the roof and parking lot run-off. They looked at expanding that basin, but found that an adjacent embankment can be highly erosive.
- The Conservation Commissions' support for the application was noted.
- What is the purpose of a crosswalk to the Child Care Center?
 - Smith said afterschool programs are held at the Center.
 - Hirshberg said it provides access to the Girl Brook Trail and access for people from the Center to get to Storrs Pond.
 - Brush said it is part of the Safe Routes to School path.
- What is the lifespan of the geotextile?
 - Hirshberg suggested six years.

Staff Comments/Questions:

- Is there some reason the flag cannot be taken down every night? If every business in town started lighting their flag poles all night we can forget about down-cast lighting.
 - Brush said it is a matter of timing for their custodians. There is an existing light that illuminates the flag 24-hrs a day.
- Why can't students be made responsible to raise the flag and take it down every day?
 - CONNOLLY agreed that 24-hr lighting is excessive.
 - CARTER said in terms of patriotism, by having the light on all the time, it becomes a non-thinking kind of thing. Having the children attend to the flag would be active, rather than passive patriotism. Dark skies for the neighborhood are a good thing.
 - ESMAY and MAYOR agreed. This is an educational opportunity for the children.

Public Comments/Questions:

- Bill Young of the Bike/Ped Committee mentioned the Safe Routes to School initiative and asked that the District keep in mind that the crossing where Hemlock connects to Reservoir is a multi-use path.
 - Brush said we've maximized our use of the property to the right of the property line at the entrance and allowed it to go straight out with an added curvature for the fire access. Adjustments can be made later when the Town comes up with a plan to correct that corner.
- Brian Edwards said this looks to have a very positive impact on Girl Brook. He questioned whether the entrance sculpture would be relocated.
 - Hirshberg said yes. A new location has not yet been determined but it will be moved back away from the road.

Possible Conditions of Approval:

- Revise plans to substitute Red Oaks for Pin Oaks
- Bollards shall be visible in low light conditions in accord with the Manual of Traffic Control Devices
- Construction entrance detail notes: no off site tracking will be allowed; any tracking will require the material to be cleaned to the satisfaction of DPW; the entrance cannot be used until measures acceptable to DPW have been approved and installed.
- Remove the flag from its pole overnight obviating the need for illuminating spotlight.
- Approval of Alteration of Terrain and Wetland Permits.

Brush acknowledged acceptance of these conditions.

Waivers Requested: None. Explanation was provided in the submission materials of the lack of a survey map, staging plan, and elevation plan.

It was moved by MAYOR, seconded by CONNOLLY, to accept the application as complete with the omissions necessitated and explained by the applicant. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION. Criswell participated as voting Alternate.

It was moved by CONNOLLY, seconded by MAYOR, to approve the application with the following conditions:

1) Revise the plans as follows:

Sheet C103 – Substitute Red Oaks for Pin Oaks except where the roots would damage underground or other site features.

Sheets C105, C112, C116, and C117 – Show the south side of Reservoir Road and intersections with Hemlock Road and Dartmouth Day Care’s driveway.

Sheet C118 – Show domestic water being tapped off the sprinkler line in the interior of the building, rather than at an exterior location.

Sheets C135 and C139 – Revise as necessary to incorporate Town standard road & sidewalk details which require 24” of bank run gravel. However, in areas which will not have heavy vehicle (buses, trucks) traffic, the gravel depth can be reduced to detail dimensions as long as approved geotextile, such as Marafi 500X, is used in lieu of gravel, as shown on Sheet C138.

Sheet C137 – Bollards shall be visible in low light conditions per Section 9C.03 of the Manual of Traffic Control Devices.

Sheet C140 – Add the following to the Construction entrance detail notes:

- 6. No off site tracking will be allowed per Town Ordinance #2. Any tracking will require the material to be cleaned to the Department of Public Works’ satisfaction and the entrance will not be allowed to be used until measures acceptable to the Department of Public Works have been approved and installed.**

2) The American flag must be removed from its flag pole at night to obviate the need for up-lighting.

3) All necessary permits including those from NH DES must be received prior to the start of construction.

THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION. Criswell participated as voting Alternate. EDWARDS rejoined the Board.

4. CONTINUATION OF REVIEW OF RE-ORGANIZED ZONING ORDINANCE

Continued review of the EDWARDS/SIM spreadsheet comparison of pages 1 to 19 of the December 11, 2014 and January 14, 2015 draft revised Ordinances to the currently adopted Zoning Ordinance.

Section 206 Zoning Board of Adjustment / Section 1005 of the current Ordinance

- 206.1 Adds a requirement that a ZBA member be a resident of the town.
 - ESMAY said that is required by statute.
- 206.2 Adds the word “requirement”.
 - ESMAY said the change is to keep the language consistent with the rest of the section.

Section 203 Fees / Sections 1005.2D & 1008 of the current Ordinance

- The full wording was not carried over. Portions of Section 1008 are added in.
 - Consensus of the Board was that this is not a substantive change.

Section 207 Special Exception / Section 206 of the current Ordinance.

- 207.1. We need to be sure that the original wording and the proposed wording have the same meaning. The word “or” was added.
 - ESMAY said we thought the process by which one applies for special exception should be in the article on administration. It is a procedure that goes before the ZBA.
 - The addition of “or” clarifies that if any of the three criteria are not met, the application will be denied.
 - It was suggested to replace “or” with “nor”.
- 207.3 Does “if any” refer to “plan” or “selective cutting”? The use of “if any” indicates that it is not necessary to have a plan.
 - It refers to “plan”. It is required that plans be provided.
 - Consensus of the Board was to eliminate “if any” and explain that it is a substantive change.
- 207.4 has been rewritten. “Shall” was changed to “may”.
 - ESMAY said it is conceivable that the ZBA might approve a special exception in which there are no conditions required.
 - Consensus of the Board was not to make this change.

Section 208 Variance / Section 1006.3 of the current Ordinance

- 208.1 “may on an appeal” was changed to “may grant”
 - The text of the January draft reverts back to “may on appeal”.

Section 209 Variance from the provisions of Article XI Protection of Flood Plains, Waterbodies, and Wetlands / Section 1006.3 of the current Ordinance

- “may on an appeal” was changed to “may grant”
- 209A, 209C, 209D, 209G “shall” is changed to “may”
 - CONNOLLY said “may” is not a variance term.
 - ESMAY said “if only” is used as a qualifier.
 - Much of this language comes from FEMA regulations.
 - A suggestion was made to confer with the Zoning Administrator.
 - Consensus of the Board was that these are not substantive changes.

Section 210 Variance to accommodate disabilities / Sections 1006.4, 1007.4 of the current Ordinance

- 210.1A “shall” was eliminated
- 210.1B “shall” was eliminated
 - ESMAY said it is not mandating a determination or that a determination shall be made in the future; a determination must be made.
- 210.2 the use of capitalization in the header is different from other sections; the text should be consistent.

Section 211 Equitable Waiver of Dimensional Requirement / Section 1007.4 of the current Ordinance

- 211.1 “shall” is changed to “may”

- The use of “may” is conditioned upon “provided that”.
- 211.4 “shall” was changed to “may” multiple times and also to “does”
 - The use of “may” is qualified by other text in the section.

5. OTHER BUSINESS

6. ADJOURN: The meeting adjourned at 10:00 PM.

Respectfully submitted,

Beth Rivard