

**PLANNING BOARD
JULY 7, 2015 at 7:30 PM
TOWN HALL, 41 SOUTH MAIN STREET**

In attendance:

Members: Kate Connolly, Judith Esmay (Chair), Iain Sim; Nancy Carter (Selectmen's Representative); **Alternates:** Jon Criswell, Kelly Dent, Brian Edwards

Staff: Vicki Smith

Others: See Attendance Sheet

1. **MINUTES:** The minutes of June 9 and 23, 2015 were approved.

2. **CONTINUATION OF P2015-11 SUBMISSION OF APPLICATION FOR MINOR LOT LINE ADJUSTMENT BY JOHN VANSANT, AS AGENT FOR THE TRUSTEES OF DARTMOUTH COLLEGE, PROPERTY OWNER OF RECORD, TO ANNEX 12,835 SQ FT FROM 10 HILTON FIELD LANE, TAX MAP 40, LOT 9, IN THE "NP" ZONING DISTRICT TO 6 ROPE FERRY ROAD, TAX MAP 37, LOT 40 IN THE "SR-1" ZONING DISTRICT.**
3. **CONTINUATION OF P2015-18 SUBMISSION OF APPLICATION FOR MINOR LOT LINE ADJUSTMENT BY JOHN VANSANT, AS AGENT FOR THE TRUSTEES OF DARTMOUTH COLLEGE, PROPERTY OWNER OF RECORD, TO ANNEX 2,665 SQ FT FROM 10 HILTON FIELD LANE, TAX MAP 40, LOT 9, IN THE "NP" ZONING DISTRICT TO 6 ROPE FERRY ROAD, TAX MAP 37, LOT 40 IN THE "SR-1" ZONING DISTRICT**
4. **CONTINUATION OF P2015-12 SUBMISSION OF APPLICATION FOR MINOR SUBDIVISION BY JOHN VANSANT, AS AGENT FOR THE TRUSTEES OF DARTMOUTH COLLEGE, PROPERTY OWNER OF RECORD, TO DIVIDE 6 ROPE FERRY ROAD, TAX MAP 37, LOT 40, IN THE "SR-1" AND "NP" ZONING DISTRICTS INTO TWO LOTS (CREATING LOTS OF 31,495 SQ FT AND 31,315 SQ FT). THIS WILL CREATE LOTS IN THE "SR-1" AND "NP" ZONING DISTRICTS.**
[Previously heard 05/05/2015, 06/02/2015]

Ellen Arnold, of Dartmouth College, asked that these cases be continued to September.

It was moved by SIM, seconded by CONNOLLY, to continue P2015-11, P2015-18, and P2015-12 to September 8th. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

5. **P2015-19 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY THE TOWN OF HANOVER TO CONSTRUCT A SALT SHED AT 194 LEBANON STREET, TAX MAP 21, LOT 3, IN THE "BM" ZONING DISTRICT.**

ESMAY read the Notice of Public Hearing.

Peter Kulbacki, Hanover Public Works Director, presented the application. He said since 1965, the Town has been utilizing about 1,500 tons of salt annually. The existing shed, which fell over in the spring, holds about two storms worth of salt. In February, salt availability becomes a problem. The solution is to construct a salt shed that can hold enough salt to last the entire winter. The proposed shed will have two bays and space to mix salt and sand for use on some of the neighborhood streets. The Town has tried other products without success. Replacement of this shed was included in a CIP many years ago but has never been funded. Kulbacki explained the layout of the site and traffic circulation within the site.

Board Comments/Questions:

- Does this require review by the Conservation Commission?
 - Kulbacki said no, work is not proposed within the 75' wetland buffer area.
- What is the purpose of the proposed grading?
 - Kulbacki said it is to direct water away from the building into a catch basin.
- What was the thought process behind adding Norway Spruce?
 - Kulbacki said it is for visual screening purposes during winter months.
- Will there be any additional paving?
 - Kulbacki said a loading area will be paved.
- Where has salt been stored since the current structure collapsed?
 - Kulbacki said it was moved to areas in Hartford and Lebanon. If Hanover does not retrieve it, the other municipalities will use it.
- Will it be enclosed?
 - Kulbacki said no.
- Is the proposed lighting a replacement of existing lighting?
 - Kulbacki said yes. The proposed lighting will be motion-sensored and sharp cut-off.
- Do you expect to have any traffic between the proposed shed and existing building?
 - Kulbacki said that area is large enough to accommodate a fire truck but is typically utilized by people in pick-up trucks.
- The applications makes note of NHDES approval. Are any other approvals needed?
 - Kulbacki said no.
- Has anyone looked at the impact of salt entering the brook?
 - Kulbacki said NHDES recommends piling salt-laden snow near brooks, 25' above the high water line with a silt fence at the bottom.
- Are special construction materials required?
 - Kulbacki said the floor will be asphalt. Any adjacent concrete will have to be coated.

Public Comments/Questions: None

Staff Comments/Questions: None

Waiver Requests:

1. Certification, dated within six (6) months, of a currently valid boundary survey by a land surveyor licensed to practice in New Hampshire
2. The 100-year flood elevation, floodway and floodplain limit
3. All areas designated or intended for loading and unloading passenger or freight deliveries
4. The inside radii of all curves
5. The width of the traveled way of all streets, driveways and sidewalks

6. Location of bike racks and bike storage areas
7. Location of construction trailer(s)
8. Lay-down areas for materials
9. Contractor parking
10. Displaced parking plan (temporary & permanent)
11. Copy of approval(s) for any required local, State or Federal permitting for this project

It was moved by CONNOLLY, seconded by EDWARDS, to find the application complete with the waivers requested. There being no further discussion, THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION. CARTER abstained.

It was moved by CONNOLLY, seconded by SIM, to approve P2015-19, submission of application for Site Plan Review by the Town of Hanover to construct a salt shed at 194 Lebanon Street. There being no further discussion, THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION. CARTER abstained.

6. **P2015-20 SUBMISSION OF APPLICATION FOR MINOR LOT LINE ADJUSTMENT BY NANCY COLLIER, AS AGENT TO THE JOHN P. COLLIER TRUST, THE NANCY C. COLLIER TRUST, AND JUDITH & PETER ANDERSON, PROPERTY OWNERS OF RECORD, TO ANNEX 3.9 ACRES FROM 51 STEVENS ROAD, TAX MAP 2 LOT 105, IN THE "RR" DISTRICT TO 26 GREAT HOLLOW ROAD, TAX MAP 2, LOT 2, IN THE "RR" DISTRICT.**

ESMAY read the Notice of Public Hearing.

Peter Anderson presented the application. He said the Colliers and Andersons have shared a wooded area amongst their properties for 12 years. The Colliers are outstanding stewards of the land and are very interested in conserving the rural nature of the land. They have done a lot to improve their property in the woods. The Colliers approached the Andersons about selling the proposed 3.9 acre area; the Andersons agreed.

Board Comments/Questions:

- The proposed change would not make either of the lots non-conforming.
- There is no development planned for this parcel other than perhaps trails.
- The proposed adjustment will not interfere with an existing stone wall on the Collier lot.

Public Comments/Questions: None

Staff Comments/Questions: None

Waiver Requests: None

It was moved by CONNOLLY, seconded by SIM, to find the application complete. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

It was moved by SIM, seconded by EDWARDS, to approve the Minor Lot Line Adjustment requested under docket P2015-20. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

7. P2015-24 CONCEPTUAL REVIEW OF HYPERTHERM INC., PROPOSAL TO REPAVE ACCESSWAYS AND PARKING LOTS, REPLACE LIGHTS AND MODIFY THE DRAINAGE AT 21 GREAT HOLLOW ROAD, TAX MAP 1, LOT 20 IN THE “BM” ZONING DISTRICT.

Perry Seale of Hypertherm and Russ Rohloff of Pathways Consulting presented the conceptual plan. Seale said this is an expansion of a previously presented conceptual plan (P2015-09) for the loading dock area. Rohloff said the project includes:

- Replacing the subbase and pavement along the back accessway, the primary access road and the parking lot area
- Rebuilding the loading dock area and an intermediate access area
- Replacing a culvert, rebuilding a second culvert
- Adding a biomass boiler
- Replacing building lights and parking lot lighting fixtures along the access road
- Adding new lighting fixtures
- Adding an emergency access point
- Removing the last underground fuel storage tank on the site
- Redeveloping drainage courses; rebuilding a drainage course from the new culvert

Rohloff said the amount of paved area on the site will be reduced. The boiler structure will include space to store wood chips or pellets. Deliveries will be provided from the upper access road and be screened during offloading. Overall there will be a better distribution of lighting. Almost the entire top and bottom portions of the site are located within the wetland buffer areas. ZBA and NHDES approvals are needed for impacts to the buffer areas and one area of direct wetland impact.

Board Comments/Questions:

- Will there be noise impacts or smoke emissions from the new boiler?
 - Rohloff said absolutely not. Seale said details of air emissions and wood chip deliveries will be provided with the Site Plan Review application.
- What’s between the boiler and the street?
 - Rohloff said it is a forested wetland with a mix of trees.
- A recent article in the Valley News advised of a proposed liquefied natural gas facility.
- It appears that you have addressed concerns expressed by the Conservation Commission of the previous conceptual plan.
- Parking lot landscaping requirements must be addressed.
- Construction staging should be thoughtful and careful.
- The Board is sensitive about the effects of lighting on neighbors and streetscape appearance in general.

Staff Comments/Questions:

- Relocating deliveries to the back of the site makes a huge difference in terms of impacts to the neighborhood.

Public Comments/Questions: None

8. P2015-25 SUBMISSION OF APPLICATION FOR MODIFICATION OF AN APPROVED SITE PLAN (CASE NO. P2011-10) BY THE TRUSTEES OF

DARTMOUTH COLLEGE, TO MODIFY THE MEMORIAL FIELD LIGHTING AND SOUND SYSTEMS OPERATIONS PLAN TO ALLOW ONE EVENT TO BEGIN AFTER 7:00 PM. THE PROPERTY IS LOCATED AT 4 CROSBY STREET, TAX MAP 34, LOT 16, IN THE "I" ZONING DISTRICT.

ESMAY read the Notice of Public Hearing.

Ellen Arnold of Dartmouth College presented the application. She said NBC offered to televise the November 6th football game versus Cornell with an 8:00 PM start time. A condition of site plan approval is that no event begins after 7:00 PM.

Board Comments/Questions:

- The noise standards of the April 4, 2011 approval must be upheld.
 - Bob Ceplikas of the Dartmouth Athletics Department said the operations plan and impacts should be exactly the same as the other night games hosted at Dartmouth. The only difference will be that the event will begin an hour later.
- The televised broadcast does not require any special lighting or noise?
 - Ceplikas said the only difference between televised and non-televised games is that the lights stay on longer after the televised games to give the TV crew time to remove their equipment. At the end of the games, lighting is reduced from the 50 foot candle to 30 foot candle.
 - Arnold said there have never been any complaints regarding the few night games Dartmouth has hosted, including those that were televised.
- Is it going to become a habit to request additional modifications if other opportunities arrive in the future?
- It is difficult to decide whether to support the application given the concern raised by an abutter when the lighting application was originally presented to the Board.
 - Smith said that abutter has rental property adjacent to the field. One of the conditions of approval was to have trees for screening. Legal notice of this hearing and of the opportunity to submit comments was provided to that individual. He did not contact staff regarding this application.

Public Comments/Questions: It was noted that there were no members of the public present.

It was moved by CONNOLLY, seconded by EDWARDS, to find the application complete. There being no further discussion, **THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.**

Board follow-up:

- It is interesting to note that the condition relates to the starting time of a game, making the presumption that a game lasts so long and no longer. By controlling the starting time, you control the ending time.
 - Ceplikas said the starting time is the only thing that can be controlled. There is always the possibility of needing overtime. Typically a non-televised games last 2 hrs, 45 minutes. A televised game will run over 3 hrs to accommodate television time outs.
- Will being broadcast by a major network effect the game time?
 - Ceplikas said no, adding that Dartmouth football has been broadcast on NBC previously.

It was moved by CONNOLLY, seconded by CARTER to approve P2015-25, Modification of Approved Site Plan (P2011-10) to allow one event to begin after 7:00 PM in the year 2015. SIM suggested changing the application from allowing one event to begin after 7:00 PM, to allowing one game specifically to begin at 8:00 PM. This will avoid having a starting time of 11:00 PM. Smith said that would have to be done by way of condition of approval; the Board cannot change what was proposed to them or noticed for the hearing. CONNOLLY declined to amend her motion. **THE BOARD VOTED SIX IN FAVOR OF THE MOTION (Carter, Connolly, Criswell, Dent, Edwards, Esmay); ONE ABSTAINED (Sim).**

9. REVIEW OF DRAFT STORMWATER MANAGEMENT CHECKLIST

Smith presented a checklist she drafted to be a companion of the amendment of the Site Plan Regulations. She said Peter Kulbacki has reviewed and approved it. If approved by the Board, the checklist will be attached to Site Plan Review application forms.

Board Comments/Questions:

- How is “water quality threat” defined?
 - Smith said it is not defined; it is a matter of location and whether surface water is nearby.
- Regarding the drainage analysis table, rates of runoff and volume of runoff should have different units, pre and post. Rate involves time.
- How much of this information will be useful to the Board?
 - Smith said Kulbacki will interpret the information. The Board is not responsible for understanding what the rates are.
- A typo was pointed out.
- Who decides the estimated value of parts to be municipally owned?
 - Smith said hopefully there will be none. We are not in the business of taking over other people’s infrastructure. There may be instances where a project will include improvements to town infrastructure in order to accommodate stormwater.
- A great advantage of this is that an applicant has to fill it out. It indicates that the Town takes stormwater management quite seriously.
 - Smith said there will still be a lot of projects with <10,000 sf of impact which will not require completion of this checklist.

The Board approved use of the checklist with the two changes suggested.

10. OTHER BUSINESS: Next meetings: July 14, August 11, September 8

11. ADJOURN: The meeting adjourned at 9:14 PM.

Respectfully submitted,

Beth Rivard