

**PLANNING BOARD
NOVEMBER 3, 2015 at 7:30 PM
TOWN HALL, 41 SOUTH MAIN STREET**

In attendance:

Members: Judith Esmay (Chair), Iain Sim; Nancy Carter (Selectmen's Representative)

Alternates: Kelly Dent, Jon Criswell, Brian Edwards

Staff: Vicki Smith

Others: See Attendance Sheet

1. **MINUTES:** The minutes of October 20, 2015 were approved.

2. INFORMAL DISCUSSION ABOUT THE SENIOR VILLAGE PROJECT, LEBANON, PARK AND SUMMER STREET

Andrew Winter, Laura Belliveau and David Pride of Twin Pines Housing Trust, and Bob White of ORW Landscape Architects & Planners were present. Winter said the town-owned buildings at the Summer Park senior housing have reached the end of their functional life. The three buildings, each with eight units, were constructed in the 1970's. They consist of twelve one-bedroom units and twelve studio units with rental assistance. There are no elevators. They are an enormous cost to the town to heat and maintain.

The site is serviced by Advance Transit, is located next to the Senior Center, is across from the Co-Op and is within walking distance of downtown. It is a wonderful site to do this kind of affordable housing. A committee is being assembled to understand what opportunities exist and to come up with a plan to redevelop the parcel. This will be a lengthy process that will likely require a zoning change to allow increased density. A goal of the project is to minimize the number of moves the current residents must make while the site is developed.

There are several parcels owned by the town that have been aggregated under consideration for this project. The use of those properties is contingent upon Town Meeting approval. The proposed development site would also include privately owned properties. Adding all of the parcels together, there is the potential to construct forty-eight units of housing, shared parking, gardens and walking paths. The units will be 650 sf in size for use by one person, typically without a car. Winter said only eight of the twenty-four current residents have vehicles.

The Board questioned/noted the following regarding the informal presentation:

- the recent history of demand for these units
- resident eligibility
- the basis of the density calculations

- the Town Meeting vote to purchase one of the parcels was with the understanding that it would be an extension of the Black Center
- outreach efforts to abutters and the public
- tackling skepticism as witnessed for the West Wheelock project relative to proposing reduced parking requirements

Public Comments/Questions: None

3. INFORMAL DISCUSSION ABOUT EXPANSION AND RENOVATION OF THE HOOD MUSEUM

John Scherding and Aparna Bapu of Dartmouth College and Nik Fiore of Engineering Ventures were present. Scherding said the Hood Museum has been at its existing location for thirty years. It is open to the public. There is no admission charge. It is often used extensively by school groups. First and foremost its mission is to educate Dartmouth students.

Project objectives include: protecting and preserving the artwork, improving teaching facilities, providing gathering space for school groups, extending the gallery, and making the building more prominent on the site.

The work entails: removing the connectors to the Hopkins Center (HOP) and Wilson Hall, creating a straight sight line by straightening out the walkway, expanding into the courtyard, adding landscaping, installing granite steps to create a vertical transition and provide amphitheater-type seating in the plaza, installing six pole lights, bollard lights and down-lighting from the overhang, adding bike racks, replacing and increasing the number of trench drains, improving the exterior envelope on the south connector to the HOP, and renovating the Hood loading dock.

Floor plans include: adding a basement level 2,000 sf mechanical room, renovating the gallery, creating a second level expansion of the gallery, introducing a formal lobby, creating a Center for Object-based Inquiry (aka Learning Center) for teaching purposes, and adding offices in a third level.

Project challenges include: minimizing impacts to West Wheelock Street, accessing the site and managing deliveries, redirecting foot traffic, and parking for construction workers.

Scherding said they hope to begin construction mid-July 2016 and complete it at the end of 2018. A crane will be needed on site in late October 2016 to begin steel work. The museum needs to sit to ensure mechanical systems function satisfactorily before art can be brought into the building. They hope to return the collection to the museum in early spring 2018.

The Board questioned/noted the following regarding the informal presentation:

- the location of the offsite collection
- how educational programs will be maintained
- exterior finishes of the new building
- proposed signs
- traffic, construction parking
- the three windowless offices

- tying in all of the interesting architecture in this area
- showing all of the elevations

Public Comments/Questions: None

4. P2015-29 CONTINUATION OF SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW, BY CREARE RESEARCH & DEVELOPMENT TO IMPROVE AN EXISTING PARKING LOT (CONFIGURE SPACES, CREATE SEPARATE ENTRANCE/EXIT, RELOCATE LIGHTING) AT 16 GREAT HOLLOW ROAD, TAX MAP 2, LOT 3, IN THE “BM” AND “RR” ZONING DISTRICTS.

Smith said Creare has asked to be continued to the January meeting. SIM said this application has been on the Board’s agenda since September. All of the continuances have been at the request of the applicant. A large part of the work appears to have been completed before the application was submitted. He suggested conveying a message to the applicant that the Board expects to see them at the next hearing. ESMAY said Creare may be in the very painful position of having to undo that work if they do not receive the approvals they now seek.

It was moved by CARTER, seconded by EDWARDS, to continue P2015-29, Application for Site Plan Review by Creare Research and Development, to January 5, 2016. There being no further discussion, **THE BOARD VOTED FIVE IN FAVOR (Edwards, Carter, Criswell, Dent, Esmay); ONE ABSTAINED (Sim). THE MOTION CARRIED.**

5. P2015-37 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY BRUCE GIESING, AGENT FOR THE TRUSTEES OF DARTMOUTH COLLEGE, PROPERTY OWNER OF RECORD, FOR NEW EXTERIOR LIGHTING OF THE BAKER LIBRARY BELL TOWER AT 3 WENTWORTH STREET, TAX MAP 33, LOT 36, IN THE “I” ZONING DISTRICT.

ESMAY read the Notice of Public Hearing.

Bruce Giesing and Patrick O’Hern of Dartmouth College presented the application. O’Hern said the building is an icon to Dartmouth and the town. They initially considered repainting the top of the tower but soon realized it needs a comprehensive restoration.

The project includes: replacing the roof, restoring windows, replacing clock controls/hands/glass, replacing lighting and addressing issues with lighting, installing electronic controls for the bells, replacing the spire, stopping water infiltration, and cleaning masonry grout.

Construction logistics: scaffolding round the entire tower and up to the top, construction fencing along the front of the building, and redirecting foot traffic to an alternative front entrance. Use of a crane is necessary. Crane access will be provided from the front of the building. The sidewalk on the western side will be open to the public. Use of the sidewalk to the east will be limited to construction deliveries. Construction worker parking will be provided at the Dewey Lot.

Lighting: The tower has been illuminated since it was built. Two-thirds of the light projected to the tower actually misses the tower. The proposed lighting will be a dramatic improvement in focusing the light. LED efficient fixtures will be used.

Construction is scheduled for mid-June to October 2016.

Board Comments/Questions:

- The up lamps on Rauner, Sherman, and Kiewit will be replaced and continue to operate as LEDs?
 - Scherding said yes.
- The pictures provided appear to show that the tower will no longer be fully illuminated.
 - Scherding said the appearance is naturally a consequence of trying to do a reading with limitations of technology. General illumination will be reduced to feature illumination of the clock face.
 - A project consultant said the overall concept is to articulate the character of the building a little more than existing conditions.
- You will have the ability to vary the amount of illumination with dimmers?
 - Scherding said yes, but there are no plans to vary the intensity. The main reason for dimming is to tune the intensity to a desired setting.
- Will someone speak about how this does not conform to Hanover's Site Plan Regulations?
 - Scherding said the proposed light fixture heights are higher than the maximum height allowed. There is also no screening proposed for the entrance lighting.
- Will it be illuminated on all four sides?
 - Scherding said yes.
- How much light will be escaping after improvement?
 - A project consultant said there will be 23% less lighting in the sky.
 - ESMAY said the position of the Board has been that there be no light escaping into the night sky, but this is a different sort of application and a vast improvement over what exists now.
- Would moving the light from Rauner to the south end of the Kiewit wing improve efficiency of the system?
 - A project consultant said no.
- Meeting minutes from Staff Evaluation reference use of on-street parking for construction vehicles.
 - Scherding said we agreed that we'd like to limit that in almost every case. There will be events where we may need to take up metered parking spaces to bring cranes and trailers onto the site.
- There is a flood of tourist busses in the fall. Will that number of large vehicles going around the Green be of concern?
 - A project consultant said buses do not present a concern.

Waivers Requested:

Submission

1. Survey Map
2. Site Context Map showing existing off-street parking space, handicap/accessible space, loading space, front, side and rear setbacks, location of water resources & man-made drainage features, other significant natural & man-made features, 100 yr. flood elevation, all legal rights of way and easements

3. Site Plan
4. Vehicular & Pedestrian Circulation Plan
5. Utility Plan
6. Landscaping Plan
7. Paving, Grading & Drainage Plan
8. Other approvals
9. Response to comments and recommendations made at Design Review Standards
10. IXB2 Requirements for Exterior Lighting Procedural
11. Design Review

ESMAY said in Giesing's cover letter, he expressed that the small size of the project is what warrants request for these submission waivers. She noted for the record the requested waiver of IXB2 would allow for the installation of lights higher than 15' and no screening of two lamps at the front of the building.

It was moved by SIM, seconded by EDWARDS, to accept the application as complete with the above identified waivers. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION. All Alternates participated in the vote.

Conditions Proposed by Staff:

1. A preconstruction meeting shall be scheduled and held with Town Planning, Police, Fire and Public Works staff prior to the construction start.
2. At the discretion of the building inspector, independent code review of building plans may be required at the applicant's expense.
3. Construction worker parking shall not occur in public parking spaces.
4. Temporary controls plans including the availability of parking and changes to emergency access will be developed for each phase of construction and reviewed by the Zoning Administrator and emergency services personnel.
5. On-site inspection of utilities and other site features may be required at the applicant's expense.

Scherding agreed to the proposed conditions.

Public Comments/Questions: None

It was moved by SIM, seconded by CARTER, to approve P2015-37 Application for Site Plan Review for new exterior lighting of the Baker Library Bell Tower with the conditions as read and the waivers as read. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION. All Alternates participated in the vote.

6. **P2015-38 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY THE TRUSTEES OF DARTMOUTH COLLEGE FOR A TEMPORARY "HOUSE CENTER" WITH A 5 TO 10 YEAR LIFE SPAN FOR THE PURPOSE OF SOCIAL AND EVENT SPACE FOR STUDENTS LIVING ON CAMPUS. THE BUILDING WILL BE LOCATED ON NORTH MAIN STREET, TAX MAP 33, LOT 83, IN THE "T" ZONING DISTRICT.**

ESMAY read the Notice of Public Hearing.

James Pike of Dartmouth College presented the application. Pike said in January, Dartmouth announced an initiative to change the housing systems on campus; creating housing clusters. Some of the clusters lack student activity space. The core of the initiative is to enable students to build lifelong bonds, like never before, as they become more in tune with their housing cluster. This House Center is to be located to the south and between Hitchcock and Gile residence halls. The proposed 6,920 gsf building will have two levels, be constructed of wood frame, and includes a deck, and painted asphalt and green space for outdoor activities.

Board Comments/Questions:

- Can you speak to the drainage issues leading to the cemetery?
 - Pike said the College and Town have reached agreement to conduct an analysis of the drainage system separate from this project.
 - Smith confirmed that Town staff has agreed to remove the three proposed conditions of approval regarding drainage.
- Behind Gile there's a stormwater retention tank?
 - Pike said the project requires State approval of an Alteration of Terrain Permit. We're trying to mitigate any stormwater and not worsen conditions. Use of that tank will improve flow rates.
- The two trees will be gone?
 - Pike said the pine will go; the one closer to Hitchcock is supposed to remain.
- How will the proposed stone planters impact existing traffic conditions?
 - Pike said the planters are intended to redirect traffic around the painted asphalt area.
- Losing three parking spots?
 - Pike said during construction, roughly fifty parking spaces will have to be relocated. After construction there will be a loss of twenty-one spaces.
- Will vehicle access to North Main Street still be available?
 - Pike said it will not be available during construction but will return to existing conditions.
- Are there plans in 5-10 years for this temporary structure?
 - Pike said he does not know what will become of it at the end of its useful life.
- The site is very tight. This makes it very crowded.
- Staff notes mention the heavy use of the sidewalk between Hitchcock and Gile. This building will be right in the way. Pedestrian access is somewhat rerouted but not toward the points they want to go.
 - Pike said adding site lighting will make it a nicer walk. The goal is to try to get the flow of pedestrian traffic moving toward Mass Row.
- Plopping it down in the middle of everything was deliberate, so that students would make use of it?
 - Pike said yes. We want it convenient so that it is used.
- Most residence halls don't have traditional gathering spaces. It truly is a drop-in center 24-hours a day?
 - Pike said yes, for the most part. Programming is still being worked out. Night activity might be limited to reservations.
- Looking at the site, this does not look particularly smart. It is crowding a space but is legal in the context of the Site Plan Regulations.

The Board agreed a site visit is not necessary.

Public Comments/Questions: None

Waivers Requested:

Submission

1. Professional stamp of preparer of plan
2. Abutters on plan
3. Survey Map
4. Site Context Map showing height and number of stories of existing buildings and
5. use of abutting properties within 100 feet, roads , streets and driveways within 200' and trails within 500'.
6. Site Plan Map showing height and number of stories of existing buildings and
7. use of abutting properties within 100 feet, roads , streets and driveways within 200' and trails within 500'.
8. Other approvals
9. Response to comments and recommendations made at Design Review
10. Road & Utility Plan acceptable to and signed by Director of Public Works.

Procedural

11. Design Review

ESMAY noted that Pike's October 6th letter includes defense of the waivers requested. Staff did not object to the waivers.

It was moved by SIM, seconded by EDWARDS, to accept the application as complete with the waivers requested. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION. All Alternates participated in the vote.

Conditions Proposed by Staff:

1. A preconstruction meeting shall be scheduled and held with Town Planning, Police, Fire and Public Works staff prior to the construction start.
2. At the discretion of the building inspector, independent code review of building plans may be required at the applicant's expense.
3. NH DES AOT permit and EPA SWPPPs are submitted to the Planning and Zoning Office prior to construction.
4. Construction worker parking shall not occur in public parking spaces.
5. Temporary controls plans including the availability of parking and changes to emergency access will be developed for each phase of construction and reviewed by the Zoning Administrator and emergency services personnel.
6. On-site inspection of utilities and other site features may be required at the applicant's expense.
7. Maintenance protocol for storm water management facilities shall be submitted to Planning and Zoning staff prior to occupancy.
8. At the completion of the project, a CAD file of the building footprint satisfactory to the Director of Public Works along with \$1000 (for as-builts to be completed by the Town), shall be submitted to the Town.

Pike agreed to the proposed conditions.

DENT suggested mentioning that Peter Kulbacki's withdrawal of proposed conditions regarding drainage does not constitute permission to discharge stormwater.

Public Comments/Questions: None

It was moved by SIM, seconded by CARTER, to approve P2015-38 Application for Site Plan Review for a temporary "house center" on North Main Street with a 5 to 10 year life span for the purpose of social and event space for students living on campus. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION. All Alternates participated in the vote.

7. OTHER BUSINESS:

Warren Coughlin of 61 Lyme Road addressed the Board. He said his property is non-conforming and he is not allowed to add a second story. The Zoning Board denied his application for Variance and referred him to the Planning Board to speak about a zoning change. ESMAY said the Zoning Ordinance cannot be changed for a single situation. She suggested he speak with the Zoning Administrator. Coughlin was encouraged to retrieve a zoning amendment proposal form from the P&Z Office and was advised of the November 15th submission deadline. He was also advised about submitting a petitioned amendment.

ESMAY provided an update on CONNOLLY's recovery.

SIM mentioned a recent Valley News article about a change of use of a building in the D district from retail to student residence. He said student residence is not allowed in the D district. Smith said the loss of retail is unfortunate. There are better locations for student residences.

Next meetings: November 17th, December 1st & 15th, January 5th

There was a brief discussion about the Board's continued efforts on the Zoning Ordinance technical review.

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

Respectfully submitted,

Beth Rivard