

**PLANNING BOARD  
JANUARY 5, 2016 at 6:30 PM  
TOWN HALL, 41 SOUTH MAIN STREET**

In attendance:

**Members:** Kate Connolly, Kelly Dent, Judith Esmay (Chair), Michael Mayor, Iain Sim; Nancy Carter (Selectmen's Representative)

**Alternate:** Brian Edwards

**Staff:** Vicki Smith

Others: See Attendance Sheet

**1. MINUTES:** The minutes of December 1<sup>st</sup> and 15<sup>th</sup> were approved.

**2. REVIEW OF ZONING AMENDMENTS PROPOSED FOR TOWN MEETING 2016**  
[Previously discussed 11/17/15, 12/01/15, 12/15/15]

ESMAY said six amendments were submitted. The Board voted at the December 1<sup>st</sup> and 15<sup>th</sup> meetings to forward two of them to a public hearing.

16-2 Section 802 Change and Expansion of Non-Conforming Use

Proponent: Warren Coughlin

Section 802 Change and Expansion of Non-Conforming Use: Unless a Variance is obtained under Article X, no non-conforming use shall be changed to another non-conforming use and no such non-conforming use shall be enlarged or extended, except that any building or structure associated with a non-conforming use may be expanded up to ~~20~~ **100** percent of the gross floor area of the principal building existing at the time of adoption of this Ordinance, providing the other provisions are complied with.

Warren Coughlin said he already presented this proposal to the Board. He said he thought the Board was going to present to him what they thought was appropriate. ESMAY said she does not believe the Board supports the amendment as presented. Coughlin said all he wants to do is put a second story on top of his existing first story. The use of his property will not change. He said the 20% expansion limitation stifles the creativity of everyone in town.

Board Comments/Questions:

- The 20% expansion limitation is typical of most ordinances. It is kind of a grant given to expand a use that the town has decided it does not want there anymore.
- It is not the Planning Board's business to make a decision on Coughlin's specific situation. The Board's concerns with a change in a rule are what properties in town would that affect and what would be the overall effect throughout the town.
- Coughlin's case involves expansion of a non-conforming use, not non-conforming space. It is unique. If the proposed change is applied to every property in town we'd have massive consequences.
- This would allow 100% expansion of a building and 100% expansion of use.

Coughlin asked of the number of non-conforming properties in town and suggested the Board should know that information before they make a decision.

Smith said the process and submission deadline to file a petitioned article was communicated to Coughlin by email. She suggested he consider something less than 100% and that he research the number of non-conforming uses that currently exist. Coughlin asked if a 50% expansion would be appropriate.

### 16-3 Section 317 Signs and Section 902 Term Definitions

Proponent: Judith Lee Shelnett Brotman, Zoning Administrator

#### Section 317 Signs

317.1 In all districts, signs or advertising devices shall conform to the following regulations:

- A. No sign other than official street signs or traffic directions shall be erected or maintained within the street right-of-way without approval of the Board of Selectmen or the New Hampshire Department of Transportation as appropriate.
  - B. No sign shall be placed in such a position as to endanger motor vehicle or pedestrian traffic or obscure or otherwise cause confusion with official street or highway signs or signals.
  - C. ~~Signs shall refer only to a use or activity carried on the lot upon which they are situated. Only 'on-premises' signs are permitted.~~
  - D. ~~except that~~ The Board of Adjustment may grant permission as a Special Exception for *the* erection, ~~off the premises,~~ of a limited number of *off-premises* signs, providing the following conditions ~~are~~ *is* met: Each sign *may* not exceeding two square feet in area on each of two sides. ~~(1) Intended solely to give directional information.~~
  - E. Signs may be illuminated only by continuous indirect white light. Such indirect lighting may include an opaque, reverse channel back-lit halo-type lamp. Any sign whose face, or any portion thereof, is illuminated from within regardless of accompanying refracting or diffusing devices, whether attached to a building, freestanding, or placed upon an awning, will be considered directly lit and not permitted. The light sources shall be so placed that they will not constitute a hazard to street or highway driving by glare.
  - F. No flashing or animated signs with visible moving parts or intermittent lighting to create the visual effect of movement are permitted. Animation will be permitted on athletic scoreboards subject to the restrictions stated in Section 330 and as permitted by the Zoning Board of Adjustment as a Special Exception under Section 206.
  - G. No sign shall project more than six inches above the roof or parapet line of a building, nor more than sixteen inches out from the wall to which it is attached. Signs which project more than four inches out from the building shall be no less than 8'-6" above the finished grade in front of the building below the sign.
  - H. Signs shall be constructed of durable materials and shall be maintained in good condition and repair.
  - I. The above regulations shall not apply to non-illuminated signs and window posters that are displayed from within a building.
  - J. Posting of land shall conform to state law.
  - K. Signs on awnings are limited to ~~either the name of the enterprise with~~ a maximum of eight-inch high letters, or ~~the logo of the enterprise~~ *a graphic* with a maximum dimension of twelve inches.
  - L. The restrictions of this section shall not apply to ordinary directory panels and information signs maintained within a building or not intended for view from outside the property.
- 317.2 In NP, F, *GP*, RR, RO, SR, GR and I districts, signs or advertising devices ~~pertaining to the use of the premises on which they are placed~~ are permitted only as follows:
- A. One sign, displaying the street number ~~and name of the occupant of a dwelling~~ not exceeding one square foot in area on each of two sides. ~~Such sign may identify an accessory professional office.~~
  - B. ~~In addition,~~ *A commercial use* in the RO, GR, and RR districts *may display* a sign ~~for multi-family dwellings or PRD's shall be~~ *that is* no more than 12 square feet on each of two sides and not located nearer to the street than one-half the depth of the required front setback. ~~A property~~

~~containing professional offices or other non-residential uses in the RO district may display one sign which shall identify such uses, not be larger than 12 square feet on each of two sides, and not be located nearer to the street than one-half the depth of the required front setback.~~

- ~~C. One bulletin or announcement board or identification sign for a permitted non-residential building or use, or for a lawful non-conforming building use, not exceeding twelve square feet in area on each of two sides and not located nearer to the street lot line than one-half the depth of the required front setback.~~
- C. For churches and institutional buildings not more than two bulletin or announcement boards or identification signs are permitted, none of which may exceed thirty square feet in area on each of two sides, nor may be located nearer to a street lot-line than one-half the depth of the required front setback.
- D. **For residential uses, not more than two temporary signs,** A “For Sale” or “For Rent” sign not exceeding four square feet in area on each of two sides and not located nearer to a street lot-line than one-half of the depth of the required front setback.
- E. For recreational uses, any number of directional signs, not exceeding one square foot in area on each of two sides, may be located on the lot.

317.3 In B and D Districts, signs or advertising devices pertaining to the use of the premises on which they are placed are permitted only as follows:

- A. Any sign permitted in Section 317.2 above, or the following as an alternative:
- B. One or more signs not to exceed 25 square feet of total area per sign attached to a building and/or a permanently extended awning the sum of which shall not exceed a total area of one square foot for each foot of building frontage upon a public street or highway. The area of the sign or signs shall not exceed two hundred square feet of total area on each street upon which the building has frontage. For buildings with frontage of less than fifty feet on a public street or highway, the total area of signs for that frontage shall not exceed seventy-five square feet. For buildings with frontage greater than or equal to fifty and less than one hundred feet on a public street or highway, the total area of signs for that frontage shall not exceed one hundred square feet. The total size of signs on any building front shall not exceed that calculated using the dimensions of that building frontage. The total area of signs having more than one surface shall not exceed the limits in this paragraph.
- C. A non-illuminated directory sign, ~~bearing the name or type of business of the principal tenants,~~ **attached to the building**, provided it is located at the principal entrance or access to such rented areas and the area of such sign devoted to each ~~tenant occupant~~ **tenant occupant** shall not exceed 72 square inches, and the total area of such a sign does not exceed eight square feet.
- D. Each business building located 50 feet or more from the street line and having this setback in open land may display one free-standing sign, not to exceed 30 square feet on each of two sides nor to be located nearer to the street lot-line than one-half the depth of the required front setback.
- ~~E. One menu sign bearing the name and type of offering of each restaurant not to exceed six square feet in area. The sign may be attached to the restaurant building, or may be free standing, provided it is located at or near the principal entrance to the restaurant and is set back at least one foot from all Lot lines.~~
- E. One temporary sign per business, ~~not to exceed five per building.~~ The temporary sign(s) may be attached to the building or displayed on the lot containing the building in which the business is located, ~~at or within fifteen feet of the principal entrance to the business that lot and so as not to impede pedestrian or vehicular access, and shall not be subject to the restrictions of Section 317.1~~
- ~~F. Each temporary sign, such as, but not limited to, sandwich boards, banners, flags, mannequins, or other advertising devices, must be strictly pertinent to the business operated on the premises and shall be displayed only during the actual hours of that business’s operation. The total area of any temporary sign shall not exceed six square feet on each of two sides. No temporary sign shall be erected without first obtaining a Zoning Permit from the Zoning Administrator as provided in Article X. Permits shall be issued for a period not to exceed one year.~~
- F. **For a business or businesses with principal entrance(s) from a private access way,** ~~The~~ placement of one sign over ~~a~~ **the** private access way between two buildings ~~for a business or businesses with principal entrance(s) from the private access way~~ shall be allowed, provided that the sign shall not exceed a total area of fifteen square feet for each of two sides per business and twenty square feet for each of two sides in total area. The sign shall be a minimum of 8’-6” above

finished grade, except that if the access way is used by vehicles, the sign shall be a minimum of 13'-6" above finished grade.

317.4 In OL and BM districts, signs or advertising devices ~~pertaining to the use of the premises on which they are placed~~ are permitted only as follows:

- A. Any sign permitted in Section 317.3 above, or the following as an alternative:
- B. Not more than two signs not attached to a building, provided that the total area of any one side of such a sign shall not exceed 30 square feet and the area of each sign counted separately, shall not exceed 60 square feet. Any such sign or signs shall not be located nearer to a street lot-line than one-half the depth of the required front setback.

317.5 Temporary Signs for Construction Purposes: In any district, signs which exceed the limitations of Sections 317.2, 317.3, and 317.4 above, will be allowed as follows:

- A. The signs shall not exceed 12 square feet in area, ~~shall be used only incidental to construction projects, and shall refer to a use or activity occurring on the lot on which they are situated.~~
- B. It shall be a condition of the zoning permit issued for such a sign that the sign be removed at the end of the construction period of up to one year. Such permits may be renewed for one year if construction continues for that period.
- C. Such signs shall comply with Section 317.1A, B, ~~D~~, E, F and ~~GH~~ of this Ordinance.

317.6 Banners: In the "I" district, Institutional building owners are permitted, in addition to signs and banners otherwise permitted, to install banners on private property ~~related to institutional activities.~~ Banners may be affixed to standards, lamp posts, or buildings and may be posted throughout the year for up to twelve (12) weeks at a time for each installation at each location ~~or for the period of time commensurate with the term of the institutional activity reflected in the banner.~~ Not more than three banners may be posted at one time on any building façade visible from a public street. Banners shall not exceed one hundred and fifty square feet in area on each of two sides.

Section 902 Term Definitions

*On-premises: A lot together with all buildings and structures thereon.*

Smith said SIM's comments were forwarded to Town counsel. Staff has not yet received a response. SIM walked the Board through his proposed changes:

- \* 317.1E - Is the second sentence relevant?
- \* 317.2A - The change to street number display will make a lot of residential properties non-conforming.
- \* 317.2 - "half distance to the property line" was already changed to 10'. Why should that distance differ between a residential lot and a commercial lot?
- \* 317.2B/C/D - Do we mean a lot used for commercial/residential purposes?
- \* 317.3E - What happens at the end of one year?
- \* Limiting number of signs per building vs limiting size of signs.
- \* 317.6A - What is rationale for proposed omissions in the fourth and fifth lines?

## 16-5 Section 302 Lots in Two Zoning Districts

Proponent: Iain Sim

Section 302 Lots in Two Zoning Districts

Where a district boundary line divides a lot of record at the time such line is adopted, the regulations for the less restrictive part of such lot shall extend not more than 30 feet (100 feet in the Rural Districts) into the more restricted part, provided the lot has frontage on a street in the less restricted district.

*A new lot may be created, whether by subdivision, lot line adjustment or by merger, with land in more than one zoning district provided only that the portions of land in each zoning district within the new lot separately meet the area ~~and dimension~~ requirements for that zoning district, as defined in Article II, in which they reside. This applies only when part of the land used to create a new lot is located in the F, NP or RR district. The land in each district will be used only for those uses permitted, ~~either by right or~~ allowed by Special Exception, for that district. Where a lot is in two zoning districts, in order to use the land in either district, the minimum lot area requirement for that*

~~district must be satisfied.~~

Board Comments/Questions:

- There are areas in town where different uses are allowed within a given distance between the road and zoning district boundary. It was noted that when zoning was changed to create those bi-sected lots, the town did not require that the lots meet the minimum requirements.

16-06 Construction, excavation or building in the area of a known burial site or within the boundaries of a cemetery.

This was not reviewed.

**3. CONTINUATION OF REVIEW OF RE-ORGANIZED ZONING ORDINANCE**

[Previously reviewed 02/17/15, 03/24/15, 04/07/15, 04/28/15, 05/05/15, 05/19/15, 05/26/15, 06/09/15, 06/23/15, 07/14/15, 08/11/15, 10/20/15, 11/17/15]

This was not reviewed.

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**7:30 PM**

**4. P2016-03 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY THE ELEAZAR WHELOCK SOCIETY, TO CONVERT AN EXISTING MIXED-USE BUILDING TO RESIDENTIAL USE. THE PROPERTY IS LOCATED AT 4 WEST WHELOCK STREET, TAX MAP 33, LOT 37, IN THE “D-1” ZONING DISTRICT.**

ESMAY read the Notice of Public Hearing.

Smith said the applicant requested to be continued to February. **It was moved by SIM, seconded by CONNOLLY, to continue P2016-03 to February 2, 2016. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.** EDWARDS participated as voting Alternate

**5. P2016-02 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY REBECCA SMITH, AS AGENT FOR KENDAL AT HANOVER, PROPERTY OWNER OF RECORD, TO CONSTRUCT A 4,373 SF ADDITION TO THE WELLNESS CENTER, 33-SPACE PARKING LOT, NEW CHILLER, AND 30,000 GALLON PROPANE TANK AT 80 LYME ROAD, TAX MAP 8, LOT 1, IN THE “GR-4” ZONING DISTRICT.**

ESMAY read the Notice of Public Hearing.

Becky Smith and Dean Sorensen of Kendal at Hanover, Dan Nash of Advanced Geomatics and Design, and Ingrid Nichols of Banwell Architects were present. Nichols said the application entails:

- \* An addition to the Wellness Center, just under 5,000 sf, for an aerobics room, fitness room, and small offices.

- \* Two smaller additions for an elevator and changing rooms for the pool.
- \* Providing egress to the “waterfall stairs” and an ADA accessible walk to the parking area.
- \* Adding a propane tank.
- \* Repairing and improving drainage near the Wellness Center.
- \* Expanding the staff parking lot with porous pavement.
- \* Adding two speed tables for traffic calming.
- \* Expanding the chiller.

Exterior work:

- \* Adding a stair and ADA ramp to ADA parking.
- \* Adding two site lights.
- \* Landscaping in the area of the drainage improvements.

Response to staff comments:

- \* 55% open space is provided (35% is required).
- \* The wetlands have been delineated by Peter Speer and depicted in a new plan. The excavation needed for the new drainage will occur in the wetland buffer areas; The propane tank and parking lot will not. Encroachment to the 0-25’ and 25-75’ buffer areas are within the allowed limits (177 sf in the 0-25’; less than 500 sf in the 25-75’ buffer).

Nichols said there are outstanding zoning issues with the proposed parking lot. She asked that approval of the lot be delayed.

Board Comments/Questions:

- The stormwater management checklist is incomplete.
  - Nash said the use of pervious pavement will decrease runoff.
- What are the soils under the previous pavement?
  - Nash said the entire site is silty sand.
- A previous application by a different landowner indicated that pervious pavement does not necessarily work where vehicles make frequent turns.
  - Nash said there will be low volumes of traffic where the pervious pavement will be located.
- How much soil is needed to flatten the embankment by the parking lot?
  - Nash said 6-8’.
- Will someone travelling down the river see the parking lot? It would be nice to provide screening. It would be useful to consider parking lot landscaping requirements.
- It would be useful to know how much parking is being lost, where it’s being made up, and the number of staff.
- Is there a need for new catch basins?
  - Nash said rain and slush storms have the capability of plugging pores in the pavement. Catch basins are needed to provide relief.
- Will there be a handrail on the walkway to the Wellness Center?
  - Nash said yes, code requires a railing on the downhill side.
- How will snow removal/storage occur near the retaining wall?
  - Sorenson said a variety of tools (blades, blowers, etc.) will used to clear snow. Snow storage in that area will not change from present practice.
- It would be helpful to have a legend and an existing conditions map.
- What are the shaded areas and zigzag areas on Sheet C-5A?

- Nash said the shading is the fill for cover of the drain pipe and propane tank. The zigzag is a sheet pile retaining wall.
- There is an 8' change in elevation from one end of the tank to the other.
- What is the height of the wall?
  - Nash said 15' at its maximum height.
- Nash explained the existing drainage on the site. After the new project is completed, all of the water goes to the same place.

Public Comments/Questions: None

Smith said a new sidewalk was added to the plan after the application was noticed. The changing rooms were not noticed either.

Waivers Requested:

Submission

1. Walks, steps and curbing and erosion controls on the on Paving, Grading and Drainage
2. Construction Staging Plan

Procedural

3. Design Review

**It was moved by SIM, seconded by EDWARDS to accept application P2016-02 complete with the exception of the proposed parking lot addition, including the waivers as requested.** There being no further discussion, **THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.** EDWARDS participated in the vote.

**It was moved by CONNOLLY to approve the application of Site Plan Review for Kendal of Hanover, property owner of record, to construct a 4,373 sf addition to the Wellness Center, new chiller, 30,000 gallon propane tank, sidewalk, changing rooms and elevator adjacent to the Wellness Center and excluding the 33 space parking lot at 80 Lyme Road, Tax Map 8, Lot 1, in the GR-4 zoning district.**

Conditions of Approval 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. On-site inspection of utilities and other site features may be required at the applicant's expense.
6. Maintenance protocol for storm water management facilities shall be submitted to Planning and Zoning staff prior to occupancy.
7. 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.

**CONNOLLY revised her motion to include the conditions of approval proposed by staff. SIM seconded the motion.** There being no further discussion, **THE BOARD**

**VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.** EDWARDS participated in the vote.

**It was moved by CONNOLLY, seconded by SIM, to continue the hearing of Site Plan Review of a 33-space parking lot at 80 Lyme Road, Tax Map 8, Lot 1, to February 2, 2016. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.** EDWARDS participated in the vote.

6. **P2016-01 SUBMISSION OF APPLICATION FOR SITE PLAN REVIEW BY APARNA BAPU, AS AGENT FOR THE TRUSTEES OF DARTMOUTH COLLEGE, PROPERTY OWNER OF RECORD, TO CONSTRUCT A 15,000 SF EXPANSION AND 43,000 SF RENOVATION OF THE HOOD MUSEUM OF ART, LOCATED AT 4 EAST WHEELOCK STREET, TAX MAP 34, LOT 17, IN THE “I” ZONING DISTRICT.** [Previously discussed 11/03/2015]

ESMAY read the Notice of Public Hearing.

Aparna Bapu and John Scherding of Dartmouth College, Nik Fiore of Engineering Ventures, and Joe Imelio of Daniel O’Connell’s Sons, were present. Bapu said the project is to expand to the north and into the courtyard, and to demolish a portion of the building north of the angled wall in the courtyard. The net gross feet at project completion will be 58,000 sf over four floors.

Project Goals: (1) Provide more classroom space, (2) Increase presence on the Green, (3) Improve admittance area, (4) Increase gallery space, (5) Upgrade existing building for the exterior envelope, (6) Overall sweep of HVAC systems to bring them up to current standards.

Site Plan: Open up the walkway from Wheelock to Lebanon streets. Enhance landscape areas along the walkway and to the east of Wilson Hall. Install granite pavers at a flat elevation where it meets the door to emphasize the entry. This will also provide an area for snow storage. Install granite steps to create a social plaza. Add bike paths along the east/west axis to connect to the athletic fields.

Lighting: Spread pole lights throughout the plaza and on east side walkway, complement with bollard lights. All of the lights and paving system are an extension of what’s been done at the Visual Arts Plaza on Lebanon Street. Provide recessed down lights in the overhangs of the building along the north-south walkway. Improve lighting at the southern end near the Hopkins Center (HOP).

Stormwater: Add grates along the granite edge to the north and east.

Building floor plans have not changed from the November presentation with the exception of a mechanical room expansion into the courtyard at basement level. The 1<sup>st</sup> floor (16,000 sf) will have three state of the art classrooms, storage and a 2,700 sf lobby of open space with lounge furniture. The 2<sup>nd</sup> floor will have two rebuilt galleries and five additional galleries for a net increase of 5,000 sf. The newly constructed 3<sup>rd</sup> floor will provide 7,000 sf of office space for staff.

The site is tight. A gate is needed on Wheelock Street for large deliveries and a crane. This will be the primary gate for the first 6-8 weeks of construction. Deliveries will be limited to



5:30-6:30 AM and 9:00AM-3:00PM. Staging will be provided off site. A 3rd party flagman, not a construction worker, will coordinate the opening and closing of the gate. Crosswalk configuration will be worked out with the Public Works Department. Ten parking spaces in the New Hampshire Hall parking lot will be allocated for construction vehicles, limited to superintendents and trade contractors. Fifty spaces will be provided in the Dewey Lot for regular worker parking. Workers will utilize the existing shuttle system. A gate at the New Hampshire Lot will also be used for smaller deliveries. Another gate will be provided off the arch plaza. There will be no vehicular traffic using this gate. The Hood loading dock will remain as is.

Construction fencing was explained. The HOP café area, on the south side, will remain open. An exterior stair, at the Hood southern end entrance, will be closed off during construction. Pedestrian traffic will be pushed to the southern stair along Spaulding Auditorium. The exterior stair, adjacent to the Bentley Theater area of the HOP, will remain as is but the top ramp portion will be completely reworked.

Construction schedule: begin in late July 2017, wrap up in 2018, and open early 2019. Demolition will begin in August; Excavation and structural work will follow. There will be a fair amount of steel deliveries to construct the four-story expansion. It will have a brick exterior envelope. Throughout 2018, the building interior will be prepared for climate control and the return of art to the museum.

Staff Comments/Questions:

- The applicant was asked to provide weekly lists of license plates for contractors. There's a \$30 fee for contractors parking in the wrong places.
  - Bapu said that will be easily coordinated into the buyouts with the trade contractors. There is only space for 10 vehicles at the Wheelock gate. We will enforce that regularly.

Board Comments/Questions:

- Tour bus access to the Green was questioned.
- Are there thoughts to using the flat plaza in front of the main entrance as a gathering space for outdoor celebrations?
  - Scherding said no, but there are no thoughts against it.
- The connector walk will be sloped at 5% the entire way?
  - Scherding said yes.
- There will no longer be a connection to Wilson?
  - Scherding said yes, the connection is going.
- There are larger trees planned along the walkway?
  - Bapu said they will be on the smaller side, with one larger tree.
- Stormwater in the plaza area was questioned.
  - Fiore said four trench drains will be used to collect water. Two will connect to a subsurface chamber system. The other two will connect to a deep stormwater pipe that goes through the entire property. The drains are designed to handle runoff rates of a 50-yr storm.
- How will ADA access be provided from the Visual Arts Center?
  - Scherding said the path to the front door is ADA compliant. It would be really expensive to create a special elevator at the south end. Given the relatively short

- distance, funding an elevator would be hard to justify. As a rule, museums want one entrance.
- How will snow removal be handled?
  - Bapu said manually. It will be most important to maintain the walkway, not necessarily all of the granite steps. Collection areas were pointed out. There will not be much of a change from the present practice at this location. Snow melt enters into the stormwater system.
- Will the planter between Wilson and the HOP go away?
  - Fiore said yes.
- Dartmouth Coach buses access this area as early as 5:00 AM.
  - Bapu said they will coordinate deliveries with Dartmouth Coach.
- The age of Wilson Hall was noted and concern expressed that there be no damage to the building.
  - Imelio said foundation and structural support is included for Wilson. Demolition of the connector will be done very selectively (practically by hand).
- Energy conservation was questioned.
  - Bapu said it is inherent in museum design to control the temperature and humidity. We are replacing all of the building systems with much more efficient equipment and repairing the exterior envelope to tighten it up.
- What kind of roof slope are you anticipating adjacent to the walkway?
  - Aparna said everything to the north of the high ridge will be flat.
- Signage was questioned.
  - Bapu said that is not part of this application.

Public Comments/Questions: None

Waivers Requested:

Submission

1. Plat with names and address of preparer of the plan and professional stamp
2. Survey Map
3. Abutter shown on plat
4. Site Context Map
  - Height and number of stories of buildings
  - Use of abutting properties; roads, streets, driveways; trail easements
5. Site Plan
  - Use of abutting properties; roads, streets, driveways; trail easements

Procedural

6. Design Review

ESMAY said defense of the waiver requests was provided in the application materials.

**It was moved by MAYOR, seconded by SIM to accept application P2016-01 complete with the waivers as requested. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.** EDWARDS participated in the vote.

**It was moved by CONNOLLY, seconded by MAYOR, to approve P2016-01 for Dartmouth College to construct a 15,000 sf expansion and 43,000 sf renovation of the Hood Museum of Art located at 4 East Wheelock Street, Tax Map 34, Lot 17, in the Institutional zoning district with the following conditions:**

1. **A preconstruction meeting shall be scheduled and held with Town Planning, Police, Fire and Public Works staff prior to the construction start.**
2. **A plan for and installation of temporary and permanent accommodations for more safe pedestrian crossing at Wheelock and College streets will be determined by the Director of the Public Works Department with the cooperation of the applicant.**
3. **At the discretion of the building inspector, independent code review of building plans may be required at the applicant's expense.**
4. **NH DES AOT permit and EPA SWPPP is submitted to the Planning and Zoning Office prior to construction.**
5. **Deliveries may be made between 5:30 and 6:30 AM and from 9 AM to 3 PM and will not be made except during those times.**
6. **Construction worker parking shall not occur in public parking spaces.**
7. **Weekly, a list of contractor license plate numbers will be given to the planning and zoning office and used for enforcement of this provision.**
8. **On-site inspection of utilities and other site features may be required at the applicant's expense.**
9. **Maintenance protocol for storm water management facilities shall be submitted to Planning and Zoning staff prior to occupancy.**
10. **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.**

Scherding asked that condition #5 be changed to be consistent with conversations he had with staff. He requested, "Deliveries at Gate#1, the Wheelock Street gate, may be made between 5:30 and 6:30 AM and from 9 AM to 3 PM and will not be made except during those times." Smith said she was not privy to those conversations. She said she believes Gate #1 is the problem area and that the change is okay.

**CONNOLLY amended her motion to change condition #5 to read, "Deliveries may be made at Gate#1, the Wheelock Street gate, between 5:30 and 6:30 AM and from 9 AM to 3 PM and will not be made except during those times." MAYOR agreed to the amended motion.**

Scherding advised of an arrangement between Dartmouth and Public Works staff regarding the pedestrian crossing work mentioned in condition #2. He asked if "temporary and permanent" could be removed. Smith said the proposed condition was approved by Peter Kulbacki, Public Works Director. Bapu said their only concern is of the reasonableness of the cost of the "permanent" work. Scherding said it strikes him as bad protocol to agree to something that has not been defined but he will accept the condition as written based on the relations between Dartmouth and Kulbacki. MAYOR spoke in favor of the proposed revision. CARTER said she came to the opposite conclusion, putting a little trust in Kulbacki, if the applicant is willing to do so. CONNOLLY said she would be unwilling to second-guess Kulbacki.

There being no further discussion, **THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.** EDWARDS participated in the vote.

## 7. OTHER BUSINESS

P2016-49 Development of Regional Impact: Altaria Lebanon Park, LLC, 120-unit residential development with club house and associated amenities, proposed on Lot 10 of a Planned Business Park at Route 120. The Board reviewed the materials provided. Staff was asked to submit a statement to the Lebanon Planning Board in support of the mixed use development but with the following suggestions:

- \* to incorporate easy access to public transit so less vehicle trips are associated with the development
- \* that the applicant and City work with Advance Transit to install a bus shelter in the Altaria development in order to encourage the use of public transportation
- \* to include covered bike racks to promote the use of bicycles
- \* to include sidewalks to encourage pedestrian connectivity between the Altaria and Centerra developments.

The remainder of the meeting was not recorded.

## 8. ADJOURN: The meeting adjourned at 9:52 PM.

Respectfully submitted,

Beth Rivard