

**PLANNING BOARD
FEBRUARY 16, 2016 AT 7.30 PM
TOWN HALL, 41 SOUTH MAIN STREET**

In attendance:

Members: Kate Connelly, Jon Criswell, Kelly Dent, Judith Esmay (Chair), Michael Mayor, Iain Sim, Nancy Carter (Selectboard's Representative)

Alternate: Brian Edwards

Others: See Attendance Sheet

The Chair appointed Iain Sim as Secretary pro-temps.

1. **MINUTES:** The minutes of Planning Board of January 19 and 26 were approved unanimously. The minutes of the Outreach ad hoc committee meeting of January 24 were approved, Carter, Dent, Mayor and Sim voting in the affirmative; all other members abstaining.

2. **PUBLIC HEARING ON FAIRPOINT COMMUNICATIONS PROPOSAL TO PLACE POLES, AND TRIM AND REMOVE TRES ON PINNEO HILL ROAD, A SCENIC ROAD**

Jon Pomeroy presented the application on behalf of Fairpoint Communications. The installation of four poles is for the purpose of bring utilities to a new lot own by Gill on Pinneo Hill Road that is 700 feet from the current last pole. Three poles will be installed on the south side of the road a fourth on the Gill lot on the north side. The poles will be placed 10 feet from the road edge and will be placed between 170 and 200 feet apart. In response to questions Mr Pomeroy said that the proposed spacing between poles was typical. Asked why it was necessary to carry utility cables across to the south side of the road and then back to the north side to the Gill lot, Mr Pomeroy said this was to preserve healthier trees on the north side of the road while removing diseased or dead trees on the south side. In addition it was suggested that if all the poles were installed on the north side, one would have to be located in or very near to the driveway of an abutting property.

Public Comments/Questions: Don Cutter, an abutter to the Gill lot, said that he had no objection to the current plan.

It was moved by CONNELLY, seconded by MAYOR, to approve the application.

THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

3. REVIEW OF ZONING AMENDMENTS PROPOSED FOR TOWN MEETING 2016

16-4 Table 204.4 “I” Institution

Proponent: Trustees of Dartmouth College

1. Table 204.4, Area and Dimensions: Setback Requirements and Maximum Height

Setback Requirements:

For Buildings on lots adjoining residential districts the minimum side and rear setbacks adjoining the districts shall be 75 feet, **except for Buildings on lots adjoining GR-2 residential districts abutting New Hampshire 10A, where the rear setback shall be 20 feet and the side setback shall be 10 feet.**

Maximum Height:

Sixty (60) feet, except that the maximum height shall be 35 feet within 150 feet of a residential district **other than the GR-2 residential districts abutting New Hampshire 10A.**

Ellen Arnold and Lisa Hoggarty of Dartmouth College presented the amendment. The applicants stated that since the proposed zoning amendment was last presented to the Board on February 2, the college had held four public information sessions inviting members of the West Wheelock Working Group and immediate neighbors. The applicants stated that they received feedback from interested parties and as a result have decided to withdraw their earlier application to adjust the boundary between the “I” and GR-2 district. The applicants stated that their proposal is to allow 20 and 10 foot rear and side setbacks, respectively in the area of the campus close to the residential zone on West Wheelock Street. They also propose a maximum building height of 60 in the “I” district abutting the GR-2 district on New Hampshire 10A. This will allow the college to construct the Thayer expansion building to a height of 60 feet. The topography of the site provides a natural visual barrier between the concept building and the abutting residential properties. The change in setback dimensions may also better accommodate the walkway beside the cemetery. The applicants said that the neighbors attending the information sessions seemed supportive of the revised proposal and that they received no negative comments. Some individuals who had previously been outspoken against the original proposed amendment now say the current proposal is acceptable.

Board Comments/Questions:

- Asked about plans for realignment of the intersection of West Street and Thayer Drive with West Wheelock Street, the applicants stated that they now understand that there may be multiple options for improving the intersection and that they are working with consultants to identify the best option for pedestrian and vehicle safety, for including a cross-walk and an Advanced Transit stop.

It was moved by SIM, seconded by MAYOR, to send the proposed zoning amendment to public hearing. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

4. REPORT OF THE OUTREACH AD HOC COMMITTEE

- SIM presented a brief report of the committee meeting held prior to the Board meeting, outlining the plans that have been developed by the committee to communicate the intent of the re-organization of the zoning ordinance. The committee still plans to develop multiple channels of communication including video and print materials.
- The committee raised the possibility of engaging the members of the Zoning Board of Adjustment. ESMAY said Board should maintain an arm's length relationship with the ZBA. She will discuss with the Zoning Administrator how the Board can acquaint the ZBA with the final copy, to invite them to the public hearing.
- ESMAY estimated that since the zoning ordinance was first introduced in 1976, approximately 5-10 amendments have been added each year. She recommended the communication items address the problem that we are trying to solve and to provide examples of where we have made improvements.

5. ANY OTHER BUSINESS

ESMAY reported the Plan New Hampshire will hold a meeting in Concord on March 17 to discuss legislation, SB146, which is currently making its way through the legislature towards the governor's desk. If passed, the legislation will allow every residential lot to have an accessory dwelling unit on the lot and that the accessory dwelling unit will be deemed a unit of work-force housing. State law will govern these accessory dwelling units in the absence of any town-specific regulation. The Board may wish to introduce appropriate zoning amendments in 2017 if the law is passed.

6. ADJOURN: The meeting adjourned at 8.35pm

Respectfully submitted,
Iain S. Sim