

**PLANNING BOARD
APRIL 5, 2016 at 7:30 PM
TOWN HALL, 41 SOUTH MAIN STREET**

In attendance:

Members: Kelly Dent, Judith Esmay (Chair), Michael Mayor; Iain Sim; Kate Connolly; John Criswell; Nancy Carter

Staff: Vicki Smith

Others: Tim Rockwood, Laura Beliveau

1. Minutes of March 1 and March 15, 2016

The minutes of March 1, 2016 were reviewed and modifications made. **On a motion by MAYOR that was seconded by DENT, there was unanimous approval of the minutes as modified with CONNOLLY and CRISWELL abstaining.**

The minutes of March 15, 2016 were reviewed and modifications made. **On a motion by CONNOLLY that was seconded by MAYOR there was unanimous approval of the minutes as modified with CARTER and CRISWELL abstaining.**

2. Continuation of submission of application P 2016-03 for Site Plan Review by The Eleazar Wheelock Society until May 3, 2016, to convert an existing mixed-use building to residential use. The property is located at 4 West Wheelock Street, Tax Map 33, Lot 37, in the “D-1” zoning district.

Given the number of applications submitted for hearing on May 3, the Board decided to continue this review until June 7, 2016. **On a motion by MAYOR to continue the submission of and hearing on this site plan until June 7 at 7:30 PM and a second by CRISWELL, there was unanimous agreement.**

3. Continuation of submission of application P2016-02 for Site Plan Review by Rebecca Smith, as Agent for Kendal at Hanover, property owner of record, until May 3, to construct a 33-space parking lot at 80 Lyme Road, Tax Map 8, Lot 1, in the “GR-4” zoning district.

Given the number of applications submitted for hearing on May 3, the Board decided to continue this review until June 7, 2016. **It was moved by MAYOR, seconded by CARTER, to continue the submission of and hearing on this site plan until June 7, 2016 at 7:30 PM. The Board voted unanimously in favor of the motion.**

4. P2016-07 Submission of Application for Minor Lot Line Adjustment by Timothy Rockwood, Agent for Armando & Elizabeth Roberto, property owners of record, to annex 9 acres from 60 Pinneo Hill Road, Tax Map 9, Lot 112, in the “RR” zoning district to 230 Dogford Road, Tax Map 9, Lot 24, in the “RR” zoning district.

Tim Rockwood explained the minor lot line adjustment proposal. He pointed out that there were no wetlands between Pinneo Hill Road and the proposed building area. There is also an adequate area to locate a leach field more than 125 feet from a wetland or water body. The annexation will protect the view from the existing residence at 230 Dogford Road.

Board Comments /Questions: SIM noted a typographical error in the application. DENT wondered if the “box” could include wetland areas. The answer is “yes”, the “box” is to assure that there is a regularly-shaped area where development could occur.

Public Comments/Questions: None, so the hearing was closed.

It was moved by MAYOR, seconded by CRISWELL, to find the application complete with a waiver of the full perimeter survey. Tim Rockwood explained that a full perimeter survey had been completed in 2005 by Ken LeClair and therefore was recent enough to serve as an accurate representation of the boundaries. The new lot line has been surveyed. **ALL BOARD MEMBERS VOTED IN FAVOR OF THE MOTION; THE MOTION CARRIED.**

It was moved by MAYOR, seconded by CONNOLLY, to approve case # P2016-07 to annex 9 acres from 60 Pinneo Hill Road, Tax Map 9, Lot 112, in the “RR” zoning district to 230 Dogford Road, Tax Map 9, Lot 24, in the “RR” zoning district. ALL BOARD MEMBERS VOTED IN FAVOR OF THE MOTION; THE MOTION CARRIED.

5. **P2016-11 Submission of Application for Modification of Approved Site Plan (021-002P2013-09) by Gile Drive Phase 2 Ltd. Partnership to extend the date of approval until April 5, 2019, 5 White Pine Oval, Tax Map 20, Lot 6, in the “OL” zoning district.** Laura Beliveau from Twin Pines Housing Trust (TPHT) said that their plan is to move tenants into this final building on August 1. TPHT will be submitting another application for site plan modification in June to finish up the entire project. Additional lights, locations for dumpsters and elimination of the community center will be included in that application. She explained that there were many conditions beyond the control of TPHT that led to the request for extension. These include: the housing market crash in 2008; gaining permission from the condominium association for affordable rental units in that building rather than condominiums; the need to seek financing from multiple lenders; and finding ledge and needing to work with a structural engineer to design a code compliant structure given this unanticipated site feature.

Board Comments/Questions: There was some concern that the June request for modification created a tight schedule with occupancy planned for August. SMITH said that the cost of outstanding improvements could be secured to enable occupancy and still ensure that the work will be completed.

Public Comments/Questions: None, so the hearing was closed.

It was moved by SIM, seconded by MAYOR, to approve the request for an extension of approval until April 5, 2019 by Gile Drive Phase 2 Ltd. Partnership, 5 White Pine Oval, Tax Map 20, Lot 6, in the “OL” zoning district. ALL BOARD MEMBERS VOTED IN FAVOR OF THE MOTION; THE MOTION CARRIED.

6. **P2016-08 Submission of Application for Site Plan Review by the Trustees of Dartmouth College to construct a 69,860 sf indoor practice facility on the “sunken garden” site, east of Boss Tennis Center, 4 Summer Court, Tax Map 34, Lot 102, in the “T” zoning district.** The applicant has requested that consideration of this proposal be postponed until May 3. There is concern about the proposed conditions of approval regarding the adequacy of the town stormwater system to handle the proposed stormwater flows. More research about the drainage in that section of Hanover will be done. In addition, the College has submitted another site plan review application for an expansion of the soccer pavilion at Burham Field. Both the indoor practice facility and the soccer pavilion projects rely on the eastern portion of Thompson Parking Lot for material laydown, construction trailers, contractor parking, porta-potties, etc., as well as Summer Street for the sole construction access for both sites. Abutters to the indoor practice facility project were contacted by the College to apprise them of the request for continuance.

It was moved by CONNOLLY, seconded by MAYOR, continue the submission of and hearing on this site plan until May 3, 2016 at 7:30 PM. SIM requested that a narrative about the stormwater drainage be provided so that the Board could better understand the difficulty presented by the indoor practice facility stormwater discharge. **ALL BOARD MEMBERS VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.**

7. OTHER BUSINESS:

Development of Regional Impact IVC Holdings of NH LLC: The Board recalled reviewing a proposal for a preliminary review of a major subdivision at this site in December and thought that many of the same comments were appropriate now that the Lebanon Planning Board would be reviewing the site plan. The Board noted that the project had been reduced from 108 units to 75 units. There was a question about adequacy of the accessible parking. That aspect of the site plan will be reviewed locally according to state and federal standards. The Board commented on the significant site modification proposed to accommodate the building and access and the visual impacts to travelers on Route 120.

A letter will be sent to the Lebanon Planning Board supporting the development of housing in the Route 120 corridor, and with recommendations to incorporate easy access to public transit and pedestrian and bicycle friendly roads, installation of a bus shelter, protection of the open space along Route 120 as a visual screen to the proposed building and to maintain the forested landscape separating the interstate exit and Centerra/Altaria development, and to design low light levels along the Route 120 side of the development.

Outreach Committee: SIM reported that the Committee is working on a number of outreach projects. The filming for the video is scheduled for April 7 at 9:15 at the TipTop Building offices of CATV. An interviewer is being sought. When the DVD is ready, there will be an announcement on the Hanover Listserv and Newsfeed.

The Outreach Committee will meet next on Thursday, April 21 at 7 PM in the Basement Meeting Room at the Town Offices.

There will be outreach via the schools. Hanover High School, Ray and Richmond school bulletins will include a short piece of text and link to the video.

On Tuesday, April 26, at 7:15 PM in the Gathering Room at Kendal at Hanover, members of the Planning Board and representatives from Dartmouth College will be giving a presentation about the proposed zoning amendments.

The Planning Board will have a table at the Hanover Co-op lobby the weekend of April 29-May 1 to give out materials and answer questions about the zoning amendments.

Posters have been designed and will be hung around town. Kelly has created a small handout summarizing the zoning amendments which will be printed on cardstock and be available around town.

Next meeting: May 3rd.

8. ADJOURN: The meeting adjourned at 8:40 PM.

Respectfully submitted,
Vicki Smith