

**PLANNING BOARD
MAY 3, 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, Brian Edwards

Staff: Vicki Smith

Others: Jean Sibley, Taz Sibley, Sam Westelman, Jim and Deb Kennedy, Scott Knowles

1. Minutes of April 5, 2016

The minutes of April 5, 2016 were reviewed and modifications made. **On a motion by SIM that was seconded by DENT, there was unanimous approval of the minutes.**

- 2. 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.

It was moved by CONNOLLY, seconded by MAYOR, to continue the submission of and hearing on this site plan until June 7, 2016 at 7:30 PM. All Board members voted unanimously in favor of the motion.

- 3. P2016-16 Submission of Application for Site Plan Review by John Scherding, as Agent for the Trustees of Dartmouth College, property owner of record, to construct a 7,600 sf expansion of the soccer pavilion building at 4 Summer Court, Tax Map 34, Lot 102, in the “T” zoning district.**

The applicant has requested that consideration of this proposal be postponed.

It was moved by CONNOLLY, seconded by MAYOR, to continue the submission of and hearing on this site plan until June 7, 2016 at 7:30 PM. All Board members voted unanimously in favor of the motion.

- 4. P2016-13 Submission of Application for Minor Subdivision by James & Deborah Kennedy, to divide 494 Hanover Center Road, Tax Map 12, Lot 31, in the RR zoning district, into two lots (creating lots of 22.09 acres and 5.10 acres).**

Jim Kennedy briefly described his subdivision request. Jim Kennedy described the land as 50% meadow or farmland and 50% pond, wetland or steep slope.

Board Comments /Questions:

ESMAY noted the letters provided regarding septic suitability (Hogg Hill) and driveway access (Hanover DPW). SIM asked about the shaded area and pond outline on the plan. Kennedy said that the shaded area was steeply sloped and noted that there are two ponds on the property being subdivided. SIM asked Kennedy to describe the easements. Kennedy said that the NH Fish and Game easement on the separate property to the south allows forest

management, agriculture, a pond and water control structure, as well as public trails and small parking area. The USDA wetlands reserve easement on the property being subdivided specifies the same general uses and includes a 20-foot right of way to access the conserved land.

DENT clarified that there was indeed a stone wall perpendicular to the road on the proposed Lot 21. Kennedy said that the proposed driveway would run between the proposed boundary with Lot 1 and the stone wall in a way that the stone wall would not be damaged. The proposed driveway is planned at the location approved by Mike Chase at Hanover DPW.

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

It was moved by SIM, seconded by DENT, to find the application complete. All Board members voted in favor of the motion. The motion carried.

It was moved by SIM, seconded by CONNOLLY, to approve case # P2016-13 to divide 494 Hanover Center Road, Tax Map 12, Lot 31, in the RR zoning district, into two lots (creating lots of 22.09 acres and 5.10 acres). All Board members voted in favor of the motion. The motion carried.

5. **P2016-15 Submission of Application for Minor Lot Line Adjustment by the Jean Butler Sibley Revocable Trust and Red Barn Trust, to annex 18.83 acres from 40 Etna Highlands Road, Tax Map 2, Lot 56, in the “RR” zoning district to 14 Robert Frost Lane, Tax Map 2, Lot 55, in the “RR” zoning district.**

Sam Westelman presented the proposed annexation from the Sibley Trust to the Red Barn Trust noting that the lot being annexed was a separate lot at one time. It is bounded by stone walls and Etna Highlands Road.

Board Comments/Questions: DENT saw no topography on the plans and wondered about the slopes on site. Westelman said that the land was very flat and not particularly wet. He said there was old growth pine and maple. ESMAY pointed out that an older tax map had been submitted with the application which did not show Map 2, Lot 143.

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

It was moved by SIM, seconded by MAYOR, to find the application complete with the waiver of a full perimeter survey. All Board members voted in favor of the motion. The motion carried.

It was moved by SIM, seconded by MAYOR, to approve case #P2016-15 Minor Lot Line Adjustment by the Jean Butler Sibley Revocable Trust and Red Barn Trust, to annex 18.83 acres from 40 Etna Highlands Road, Tax Map 2, Lot 56, in the “RR” zoning district to 14 Robert Frost Lane, Tax Map 2, Lot 55, in the “RR” zoning district. All Board members voted in favor of the motion. The motion carried.

6. OTHER BUSINESS:

Outreach Committee: The Outreach Committee has been very busy with zoning amendment outreach activities: the Kendal presentation, production and distribution of the video and summary handout, posting of flyers on public bulletin boards, and email announcement with links for the video distributed by the public schools. Staffing a table at the Hanover Co-op lobby the weekend of April 29- May 1 was another way that materials and information about the zoning amendments has been disseminated. MAYOR thought that nearly one hundred people attended the Kendal session. DENT thought that the spike in video viewing that occurred on Friday, April 29 was in response to the email announcement about the video that went out via the schools' weekly updates. SMITH will ensure that a posting to the Town newsfeed is made.

Office of Energy and Planning Spring Conference: SIM plans on attending this conference. Others may want to attend and carpool.

7. NEXT MEETING: June 7th.

8. ADJOURN: The meeting adjourned at 8:19 PM.

Respectfully submitted,
Vicki Smith