

PLANNING BOARD
June 14, 2016 at 7:30 PM
SITE VISIT

In attendance:

Members: Kelly Dent, Judith Esmay (Chair), Michael Mayor, Iain Sim, Kate Connolly, Jon Criswell, Brian Edwards

Staff: Vicki Smith

Others: John Scherding, Robert Ceplikas, Joseph Broemel, Richard Whitmore, Paul Bick, Rod and Sarah Finley, Alan Saucier, Ellen Arnold, Judith Reeve, Frances Manasek, Jon Fox, Darryl Hotchkiss, Carol Weingeist, Nina Lloyd, David Dent, Julie and Josh Kim, Anne Wilson, Maggie and Rich Joseph, Jeff and Maureen Doyle, Bob and Francie Riessen, Cyndy Bittinger, Sally Boyle

- 1. P2016-08 Continuation of submission of Application for Site Plan Review by the Trustees of Dartmouth College to construct a 69,860 sf indoor practice facility (IPF) on the “sunken garden” site, east of Boss Tennis Center, 4 Summer Court, Tax Map 34, Lot 102, in the “I” zoning district.**

DENT recused herself from the Board.

Joseph Broemel pointed out stakes, balloons and cherry-picker baskets placed to mark corners and building heights. The balloons represented the height of the eaves and ridge on the south side of the building. The lift baskets represented the height of the eaves and ridge on the north side of the building. The lift baskets were later elevated to show the height to the top of the parapet of the building.

Bob Riessen asked if the Fire Department would be able to get in between the buildings. The Fire Department has access on the north, south and east sides of the building and does not require access from the west side. The sidewalk on the east side of the building will be paved and will serve as a place of refuge. The access road from the north will be used only by maintenance vehicles. These vehicles do not need to travel through the neighborhood. They are able to use the way between Leverone and Boss. The IPF cannot support a green roof given the roof shape. The turf rubber will need to be maintained 6 to 8 times per year. Neighbors recalled how disturbing HVAC noise was when the Thompson chillers were being replaced and needed to be located outside.

The stormwater detention area will restrict flow off the site. Stormwater will drain to the manhole at the intersection of Chase and Tyler Roads and there join the Town system.

Joseph Broemel explained the plans to slip line 50% of the storm drain from the Chase manhole and to replace 50% of that line. A 24 inch pipe is planned in order to accommodate the 10 year storm. John Scherding noted how pleased the director of DPW was that the drain pipes would be improved in this area.

Mechanicals will be located in a room on the west side of the building.

The lower building loading dock face had been staked out. The corners of the view tower were also indicated.

Nina Lloyd was interested in the College showing the shadows that would be created by the building. John Scherding said that shadow studies are being developed and will be shown as videos at the meeting on June 21. He said that the most impact happens at the winter solstice when the shadow carries to Tyler Road for a short time. The northern access will be minimally lit. The trees, grass and pavement will be consistent with the current look and feel. The northern access road will meet Fire Department standards. The area of the planting berm and the stormwater detention area were located and observed at the north end of the lot.

Alan Saucier described the three levels of landscaping: 1) the existing pines and understory along Tyler Road; 2) the proposed 8- 10 foot high semi- dwarf hemlocks used to reinforce the natural edge when the deciduous trees lose their leaves, the full size hemlocks behind the hammer throw area and hemlocks and oaks near the existing hedge maples; and 3) the planting berm with Norway spruce and oaks. He said the spruce stay branched to the ground. Deer do not eat the bottoms of Norway spruce. When asked about the longevity of white pine, he thought 400 years in good conditions.

John Fox mentioned a white pine disease that is causing the pines to die prematurely. He wanted to be sure that there was a commitment by the College to keep pines as high or higher than they are today. Judith Reeve wanted to talk about the opening proposed in the existing edge of Tyler Road to accommodate utility lines. It is proposed to be a ten foot wide trench angled between tall pines and designed to eliminate trees with a low value from the perspective of screening. Dartmouth will have an arborist supervising the trenching who can protect the white pine roots.

Snow will no longer be stored in the sunken garden and will be hauled off site as is done elsewhere on campus.

With the College at the end of their presentation, the neighbors continued the visit. Kelly Dent wanted the Board to see the north side of Boss Tennis Facility. She pointed out that the mechanicals for the IPF will be located between Boss and IPF. With the walkway, the IPF and Boss Facility will appear to be continuous. She showed an elevation comparing the size of a typical house with that of the Boss and IPF. She noted that the façade and volume of the IPF were 2.5 times larger those of Boss.

Maureen Doyle brought the Board's attention to the screening provided by oak leaves that are not present in the winter. She also pointed out that rather than brick, the IPF would be metal. She and Jeff Doyle live at 6 Tyler. The Board and public were invited to see the view of Chase Field from their lawn and patio. Jeff Doyle spoke about how the Park St. /Austin Ave. neighborhood had changed since he was a child. Where before kids played in the Park Street neighborhood, he was convinced that no children had lived in his former residence at 29 South Park for 20 years. An enlargement of the zoning map was shown with some of the larger Dartmouth athletic buildings shown on it. He noted that there are no single family owner

occupied homes close to Leverone. He thought that his house might be the closest single family owner occupied home to Leverone, Thompson and Boss. He said that there are 25-30 single family residences as close to the IPF site as his house is to Leverone. At night he can hear the Thompson Arena air handling units and that is the most prominent sound until the birds start chirping in the morning. The IPF will present unrelenting encroachment. He showed the Board a picture of the trash and beer pong set up at 29 South Park as an example of what happens to properties.

SIM questioned if noise measurements of the Thompson air handling units had been made. Jeff replied that the quality and frequency are not considered in the measurements. A resident of 3 Tyler Road said her across the street neighbor hears those units all the time. Another person noted that shadows from the tall pine trees are not negligible. The trick is that high pine trees provide lots of shade but no screening because the lower branches tend to drop off. In the winter, the Doyles see right through the trees to the side of the building. They do not want that for the rest of the neighborhood. Maureen Doyle pointed out the red lift basket visible from her yard.

The Board next was invited to the yard of Maggie and Rich Joseph. Maggie said that they have spent a lot of time and love on their house. Maggie showed the Board pictures of the sunken garden at 10:30 am in January and 4:30 pm in February taken from their house. Initially she thought it would be good to have the pines in front of the IPF taken down so they could get more sun at their house, but now she understands that they will be provide screening. Rich wanted the Board to note how much light will be blocked by the IPF.

Anne Wilson made a presentation about the beautiful unique NH experience provided by Tyler Road. She noted the very different SR character than can be found in the RO district. She said that the contours of the land and beautiful white pine are part of what makes the neighborhood special. She said that the proposed building was extreme. The gray siding and lack of architectural detail will affect the comings and goings on Conant, Chase and Tyler Roads. At the road level, the apparent height of the building is 80 feet.

At the Dent property, Kelly said that her house would be 210 feet from IPF. She said that the Doyle's property is 200 feet from Boss. She shared a couple of winter view photographs taken from her dining room and kitchen noting that the view is of the sky and field. She said that 60% of the view would be taken up by the proposed building. She wanted the Board to understand what the IPF would look like without the deciduous trees and showed them a photography modified to include the IPF. She said that the Lloyd house is 220 feet from the proposed building and the Dodds house is 230 feet from the proposed building.

It was moved by SIM, seconded by MAYOR, to continue the submission of and hearing on this site plan until June 21, 2016 at 7:30 PM at the Town Offices. All Board members voted unanimously in favor of the motion.

2. OTHER BUSINESS

ESMAY noted that this site visit was likely the last meeting that CONNOLLY will attend. She presented CONNOLLY with a special Kate Connolly leather-bound edition of the renumbered

zoning ordinance. Community members had inscribed the first few pages with good wishes for Kate.

3. NEXT MEETING: June 21th at 7:30 PM Town Offices

4. ADJOURN: The meeting adjourned at 7:03 PM.

Respectfully submitted,
Vicki Smith