

**Planning Board
Board Room, Municipal Building, 7:30pm
March 3, 2009**

Members: Kate Connolly, Michael Mayor, Charlie Faulkner, Judith Esmay, Jim Horning, Nancy Collier, Bill Dietrich

Alternates: Mike Hingston

Selectmen Alternate: Bill Baschnagel

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards

Others: See attached sheet

- 1. 09-03 Submission of Application for several Minor Lot Line Adjustments by Dartmouth College to create six conforming lots where six non-conforming lots currently exist and to eliminate Burton Road, a common driveway, which apparently was never laid out or maintained as a town street. The properties involved include 1 Burton Road, Tax Map 39 / Lot 139, 2 Burton Road, Tax Map 39 / Lot 140, 3 Burton Road, Tax Map 39 / Lot 003, 4 Burton Road, Tax Map 39 / Lot 141, 44 East Wheelock Street, Tax Map 39 / Lot 138; and 56 East Wheelock Street, Tax Map 39 / Lot 28, all located in the "SR-2" zoning district.**

Larry Kelly, from Dartmouth College, presented the application. He pointed out the lots on a map and answered questions from the Board and the public.

Larry Kelly, confirmed by Vicki, remarked that the historical records of the six existing lots on this site are not clear or consistent, but town assessors' records have shown the six lots for the past several decades. Also, there was some discussion among the Board members as to whether this was actually a major subdivision proposal instead of a lot line adjustment.

There were several neighbors who spoke of concerns that the property might be redeveloped at a higher density, and Larry Kelly replied that these plans were only to enable the recording of deeds for six lots on the site and did not signify at this time any intent to redevelop the land differently, but would make the six lots more conforming.

Jonathan Edwards stated that this plan shows no additional non-conformity being created and no current non-conformity being increased.

MAYOR made a motion, with DIETRICH seconding, to approve the application with the understanding that Burton Rd. disappears and becomes the driveway serving four lots. After some discussion, MAYOR called the question, with the Board voting no. There were more questions and comments from the public.

MAYOR made a motion, with DIETRICH seconding, to approve the application as amended. The vote was unanimous in favor of the motion. The voting members were: Connolly, Mayor, Esmay, Hornig, Collier, Faulkner & Dietrich.

2. **09-04 & 09-05 Submission of Application for Minor Lot Line Adjustments by Homestead Realty Trust and Peter & Katherine Christie, to**
 - **annex 31 acres from 7 Ladd Road, Tax Map 2, Lot 69, to 5 Sugar Maple Lane, Tax Map 3, Lot 14; and**
 - **annex 13.4 acres from 7 Ladd Road, Tax Map 2, Lot 69 to 6 Sugar Maple Lane, Tax Map 3, Lot 13. All of the properties are located in the “RR” zoning district.**

Rod Finley, from Pathways Consulting, presented the case with Mr. Christie present.

Jonathan Edwards stated that this plan shows no additional non-conformity being created and no current non-conformity being increased.

MAYOR made a motion, with ESMAY seconding, to approve the application. The vote was unanimous in favor of the motion. The voting members were: Connolly, Mayor, Esmay, Hornig, Collier, Faulkner & Dietrich.

3. **2005-17 Public hearing on request by Dartmouth College for extension of Planning Board approval of Case No. 21002-P2005-17 for the establishment of a maintenance yard and recycle center on the west side of Route 120 on a portion of the Gile Tract, Tax Map 21, Lot 2, in the “OL” zoning district.**

Frank Roberts, from Dartmouth College, presented the request. ESMAY asked if there were conditions beyond their control that resulted in the delay and is satisfied that it was. Mr. Robert explained that the delay in completing the project was in large measure caused by unexpected volumes of rock being crushed by a subcontractor and by the time taken to obtain State environmental permits which were not originally understood to have been needed for the project.

ESMAY made a motion, with FAULKNER seconding, to grant the request of the extension to February 7, 2010. The vote was unanimous in favor of the motion. The voting members were: Connolly, Mayor, Esmay, Hornig, Collier, Faulkner & Dietrich.

4. **Request for site plan waiver by Aaron Rozenek, agent for Cellco Partnership d/b/a Verizon Wireless, to add six panel antenna to six existing antennas on the existing wireless communications facility located at 55 Moose Mountain Road, Tax Map 10, Lot 30, in the “F” zoning district.**

Aaron Rozenek presented the request on behalf of Cellco Partnership.

ESMAY agrees and is encouraged that there will be minimal impact.

MAYOR made a motion, with HORNIG seconding, to approve the request for a site plan waiver, amending the address to Goss Rd. Ext. The vote was unanimous in favor of the motion. The voting members were: Connolly, Mayor, Esmay, Hornig, Collier, Faulkner & Dietrich.

5. Report from the Hanover Bicycle Pedestrian Committee

Members of the committee presented an overview of their activities over the past year. These include outreach and educational efforts such as International Walk or Bike to School Day and numerous additional educational and advocacy programs, as well as, a Bike/Ped Master Plan, GIS Bike Route Map and a website and blog.

Carolyn Radisch of ORWLLC, as well as Hugh Mellert, Tim Cox, and Doug Deatt, presented the team's work around the Hanover Bicycle Facilities Design Guidelines.

Ms. Radisch stated these were devised based on successful examples elsewhere and in consultation with the town's Department of Public Works Referring to these guidelines, she addressed suggested widths of lanes on both with and without on-street parking. She introduced the "Sharrow", arrow marking that they are recommending at the high school. Also, Mr. Mellert emphasized that the committee intends to work up a more comprehensive town wide bicycle and pedestrian plan. The Board expressed their support for this work and encouraged it to continue, and that they would like to be kept regularly informed as to its progress.

HORNIG asked how the committee was funded. They stated they had received an amount from the town and some from the Hanover Improvement Society. They are currently asking the town for more funding to be used toward educational projects. They are also hoping the \$5 appropriation of the vehicle registrations could be utilized by the group as well.

6. **Other business-** Reminder that the March 10th meeting will be held at the Black Senior Center. The agenda includes a Zoning hearing and Dartmouth Parking.
7. **Adjourn-**The meeting adjourned at 9:50pm.

Respectfully submitted,

Denise D. Shibles
Recording Secretary