

**Planning Board
Board Room, Municipal Building, 7:30pm
March 17, 2009**

Members: Michael Mayor, Charlie Faulkner, Judith Esmay, Jim Hornig, Nancy Collier, Bill Dietrich

Alternates: Joan Garipay, Mike Hingston

Selectmen Alternate: Bill Baschnagel

Staff: Denise Shibles, Jonathan Edwards, Judith Brotman

Others: See attached sheet

Jonathan Edwards stepped down due to a close acquaintance with the Friends of Hanover Crew group.

1. Informal discussion with Nancy Carter on behalf of the Friends of Hanover Crew for rowing-support use of Wilson's Landing and the Fullington Farmstead.

Nancy Carter and Peter Kermond from the Friends of Hanover Crew, together with Daniel Johnson, architect, and Nic Fiore, engineer, presented the proposed project. They are looking to build storage facilities for the boats, parking areas, and an additional dock along the Connecticut River. They stated they are working with the Department of Transportation and the New Hampshire Shoreline Commission, but need to sort out possible zoning *and off-site impact* issues.

Doug McIlroy is concerned with how the riverbank will be treated and that the shoreline trail will be protected.

BASCHNAGEL strongly urged them to contact the NH Shoreline Commission before going too far with their plans.

Alice Creagh, an abutter to the property, is not in favor of this plan. She is also concerned that the project doesn't fit in a Rural Residential district, will generate loud noise particularly early in the mornings, and that Dartmouth College had promised her that the property would remain residential.

John Creagh, also an abutter to the property, is concerned with the traffic this project will generate on both Wilson Landing Rd. and Rt. 120. The hours proposed for training will coincide with the morning commute traffic with those crew students going to school.

Jonathan Edwards returned to the Board.

2. 08-37 Request for continuation of submission of Application for Site Plan Review until April 7 by Jolin Salazar-Kish to construct a 25'x 50', 3-story addition to expand the existing 3-family dwelling to a 6 family dwelling, additional parking and landscaping at 17 South Park Street, Tax Map 3, Lot 99, in the "GR-2" zoning district.

Ms. Salazar-Kish requested that this submission be continued to April 14, 2009.

HORNIG made a motion, with MAYOR seconding, to continue the request to April 14, 2009.

The vote was unanimous in favor of the motion with Baschnagel abstaining. The voting members were: Mayor, Faulkner, Esmay, Hornig, Collier, and Dietrich.

3. Residential project discussion: non-conforming uses:

The Board engaged in a broad-ranging discussion of some of the fundamental issues behind the Residential Zoning Project. The discussion began with a review of the Board's readings about legal non-conformity as expostulated in New Hampshire Land Use Law, 2007, by Martin et al, a legally complex and complicated set of issues.

As applied to Hanover, the Board reviewed at the general level the history of zoning in Hanover since its inception in 1931, with major changes and expansions (both geographically and topically) in 1948, 1961 (both Town and Precinct), and 1976. The 1961 version, in setting dimensional standards on a "suburban" model for further developments, seems to have caused an increase in dimensional non-conformities, such as height, lot-line setbacks, and building/lot coverage, in older neighborhoods developed before the 1931 zoning or in accordance with zoning requirements of the pre-1961 ordinances.

The Board looked at copies of the zoning maps associated with the earlier zoning ordinances, and asked staff to put together a map showing areas, or neighborhoods, where dimensional non-conformities tend to cluster.

As the beginning of a policy formulation, the Board members were reasonably consistent with the idea that zoning changes resulting from the residential project should reflect the actual character, especially with respect to dimensional parameters, of established neighborhoods. This approach would help to implement the Master Plan's call for accommodating evolution in Hanover's residential areas while maintaining the integrity of their established and distinctive character. It would also result in the reduction of non-conforming conditions, especially in the older neighborhoods, with the benefit of reducing "needless" legal issues and restrictions that are attendant with non-conforming conditions. The Board and staff briefly discussed time and effort that would be needed to conduct proper research of neighborhood conditions to develop a factual basis for such zoning changes.

The Board also discussed briefly the need to further define the scope, priorities, and process for carrying out a project of this size and scope in an efficient and logical manner.

4. Minutes:

Sept. 16, 2008- A motion was made by MAYOR, seconded by HORNIG, to approve the minutes as amended. The vote was unanimous in favor of the motion, with Dietrich abstaining. The voting members were: Mayor, Faulkner, Esmay, Hornig, Collier and Baschnagel

Oct. 7, 2008- A motion was made by MAYOR, seconded by ESMAY, to approve the minutes as amended. The vote was unanimous in favor of the motion with Faulkner abstaining. The voting members were: Mayor, Esmay, Hornig, Collier, Dietrich and Baschnagel

Oct. 14, 2008- A motion was made by HORNIG, seconded by MAYOR, to approve the minutes as amended. The vote was unanimous in favor of the motion. The voting members were: Mayor, Faulkner, Esmay, Hornig, Collier, Dietrich and Baschnagel

Nov. 4, 2008- A motion was made by FAULKNER, seconded by MAYOR, to approve the minutes as amended. The vote was unanimous in favor of the motion with Esmay and Baschnagel abstaining . The voting members were: Mayor, Faulkner, Hornig, Collier and Dietrich

Nov. 10, 2008- A motion was made by DIETRICH, seconded by ESMAY, to approve the minutes as amended. The vote was unanimous in favor of the motion with Hornig, Mayor, Baschnagel and Faulkner abstaining. The voting members were: Esmay, Collier, Dietrich, Hingston and Garipay

Dec. 2, 2008- A motion was made by MAYOR, seconded by ESMAY, to approve the minutes as amended. The vote was unanimous in favor of the motion with Faulkner and Dietrich abstaining. The voting members were: Mayor, Esmay, Hornig, Collier, and Baschnagel

Dec. 9, 2008- A motion was made by MAYOR, seconded by DIETRICH, to approve the minutes as amended. The vote was unanimous in favor of the motion. The voting members were: Mayor, Faulkner, Esmay, Hornig, Collier, Dietrich and Baschnagel

Dec. 16, 2008- A motion was made by ESMAY, seconded by MAYOR, to approve the minutes as amended. The vote was unanimous in favor of the motion with Dietrich abstaining. The voting members were: Mayor, Faulkner, Esmay, Hornig, Collier and Baschnagel

Jan. 27, 2009- A motion was made by MAYOR, seconded by DIETRICH, to approve the minutes as amended. The vote was unanimous in favor of the motion with Faulkner abstaining. The voting members were: Mayor, Esmay, Hornig, Collier, Dietrich and Baschnagel

Feb. 3, 2009- A motion was made by HORNIG , seconded by ESMAY, to approve the minutes as amended. The vote was unanimous in favor of the motion with Faulkner and Mayor abstaining. The voting members were: Esmay, Hornig, Collier, Dietrich and Baschnagel

Feb. 10, 2009- A motion was made by MAYOR , seconded by DIETRICH, to approve the minutes as amended. The vote was unanimous in favor of the motion with Faulkner abstaining. The voting members were: Mayor, Esmay, Hornig, Collier, Dietrich and Baschnagel

5. Other business:

Doug McIlroy distributed a letter written by Barbara McIlroy stating her concerns surrounding the upcoming parking amendment.

6. Adjournment:

The meeting adjourned at 9:54pm.

Respectfully submitted,

Denise D. Shibles

Recording Secretary