

Planning Board
Board Room, Municipal Building, 7:30pm
April 14, 2009

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

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards

Others: See attached sheet

1. Request for site plan waiver by Lyme Properties LLC at 23 South Main Street to move a dumpster enclosure and re-configure the parking area

Mike Schwartz, facilities manager of Lyme Properties, presented the request. He explained that this new arrangement will be better placed and allow for better use of space in that area. He also stated the addition is less than 1000 sq ft and qualifies to be considered as a waiver.

There was some clarification of the maps and discussion of parking space locations. The current chain between this lot and its neighboring lot was discussed and a concern expressed about it being accessible to emergency vehicles. Mr. Schwartz stated that the chain will no longer be locked.

HORNIG made a motion, with MAYOR seconding, to grant the waiver. The vote was unanimous in favor of the motion with voting members as follows: Connolly, Mayor, Faulkner, Esmay, Hornig, Collier, and Dietrich.

2. Request for site plan waiver by Dartmouth College at 1 Oocom Ridge to make accessibility improvements.

Woody Eckels, Director of Residential Operations at Dartmouth, presented the request. They are adding a lift that will be incorporated in the current building, and a two-level 225sq ft area to house the mechanics of the lift in the basement and will expand the common area as well on the first floor.

CONNELLY made a motion, with ESMAY seconding, to grant the waiver. The vote was unanimous in favor of the motion with voting members as follows: Connolly, Mayor, Faulkner, Esmay, Hornig, Collier, and Dietrich.

3. 08-37 Continuation of submission of Application for Site Plan Review until May 5 by Jolin Salazar-Kish to construct a 25'x50', 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 34, Lot 99, in the "GR-2" zoning district.

She is requesting the continuation in order to gather answers to the Board's questions from the previous hearing.

CONNELLY made a motion, with MAYOR seconding, to grant the continuance. The vote was unanimous in favor of the motion with voting members as follows: Connolly, Mayor, Faulkner, Esmay, Hornig, Collier, and Dietrich.

4. Review of Lebanon re-zoning proposal along Route 120

Lebanon has asked for comments from Hanover on the proposed zoning changes, requested by LA Suncook, to the former Wilson Tire property and adjacent land.

Peter Knights, from LA Suncook, returned to answer any questions the Board might have regarding this request. He guided the Board in visualizing the plan. The goal is to “exchange” a portion from one zone for a portion of another. This will enable them to create a road to access the northern portion of the land.

Vicki asked about the odd shape of the IND-L, the developmental part of the land, and Mr. Knight explained that this is driven by the topography of the land. He also stated that the remaining 223+acres, he believes, is being donated to the Upper Valley Land Trust for conservation use only.

This change does not disrupt the wildlife corridor. At this time, there has been no discussion with Dartmouth concerning a connecting road with Centerra.

Jonathan Edwards said that direct vehicular and public transit connection between this proposed development and the adjacent Centerra Business Park, particularly toward the north, would be very desirable, in addition to pedestrian connections.

The Board asked Vicki to respond to Lebanon with the following comments:

First about adjacent land in Hanover:

1) *Most Planning Board members are not familiar with the land proposed for the zoning change, so do not have a basis for evaluating whether the land is appropriate for the proposed permitted uses and uses allowed by special exception.*

2) *Hanover is undertaking a natural resource inventory for the land immediately adjacent in preparation for a future land use analysis of the land in Hanover between Mink Brook and our municipal boundary (the Mink Brook Highlands Area). As such, there may be zoning changes on this Hanover land in the next couple of years in response to this analysis.*

3) *The Planning Board is committed to working with landowners to develop access to the Mink Brook Highlands Area from existing roads without creating a new crossing of Mink Brook. It is unlikely that the Board would support a development which relies on such a new crossing.*

And, about the Lebanon lands:

4) *Given the proximity to infrastructure (road, sewer and water), the uses proposed for the area under consideration for IND-L zoning seem appropriate.*

5) *That said, the Planning Board understands that the Hanover Board of Selectmen is unlikely to permit greater sewage flow to the Hanover Water*

Reclamation Facility from Lebanon in this area as Hanover's capacity and commitment to serve Lebanon has been met.

6) The 223 acre conservation area and wildlife corridor associated with this zoning proposal are very positive and of great benefit to the region. Based on information provided by Peter Knights, we understand the zoning line between IND-L and RL-3 to be proposed in deference to the wetlands and natural resources east of the line. We support these resource considerations as determinants of the line of demarcation.

7) The Planning Board supports the housing component of the zoning proposal and would find it even more desirable if work force housing was an aspect of this.

8) In order to promote walkability especially from any future residential component of this development area, pedestrian connections to Centerra and transit stops and pedestrian-friendly design should be fundamental site design features.

9) The frontage along Route 120 that is undeveloped is very desirable for wildlife and for establishing a regional identity as a place that values open space lands and developed areas; frontage that is developed along Route 120 should be carefully planned so that the image of Route 120 is NOT one of continuous developed land from the interstate to Hanover's Sand Hill, north and west of Greensboro Road.

10) Should the re-zoning proposal be approved, it is hoped that "northern pod" be accessed from Centerra rather than via a new road crossing the flank of Mt. Support.

5. Election of officers-

DIETRICH nominated ESMAY to replace COLLIER as Chair being seconded by HORNIG. ESMAY accepted the nomination.

Since there were no other nominations made, HORNIG moved to close the nominations, with FAULKNER seconding. The vote was unanimous in favor of the motion, with ESMAY and COLLIER abstaining.

The vote was unanimous in favor of ESMAY to be awarded the office of Chair.

Voting members were as follows: Connolly, Mayor, Faulkner, Esmay, Hornig, Collier, and Dietrich.

The Board in discussion decided to postpone the election of Vice-Chair and Clerk until the pending vacancy caused by COLLIER's retirement is filled by the Selectboard.

6. Other business-

This being Collier's final meeting, the Board reminisced with her about the growth of Planning & Zoning in Hanover. They pointed out all the positive ways she has touched the community with her service. Collier was presented with flowers and a gift.

7. Adjourn- The meeting adjourned at 9:17pm.

Respectfully submitted, Denise D. Shibles, Recording Secretary