

**Residential Committee
Hanover Planning Board
Minutes
April 15, 2010**

Present: Kate Connolly, Michael Mayor, Judith Esmay, Peter Owens, Joan Garipay

Staff: Jonathan Edwards, Vicki Smith

Public: Barbara McIlroy, Carolyn Radisch

The Committee's work to date was summarized. Neighborhoods in general were discussed and likened to a living organism that must change and adapt to new situations. The West End neighborhood has evolved from a predominately single family residential area to a mixed single family and multifamily area. It is now drifting back to a mostly single family neighborhood.

It was agreed that no one wanted to increase the density in this neighborhood with the result that the houses became private dormitories. The West End neighborhood has two basic physical forms. Maple and Sargent Streets are 19th century. Further down the hill most houses are post-war with bigger lots. Overall, garages are not prevalent neighborhood features. In the last five years, "snout nose" garage projects have shown up in the neighborhood. "Snout nose" refers to a garage that protrudes closer to the street than the house. Porches and on-site parking are common features. The use and form parameters in the neighborhood need to be better understood in order to determine compatibility standards for new construction. The non-conformities need to be analyzed so a comprehensive new pattern of development can be specified for the neighborhood that more closely defines the desirable character of the built form. The existing ordinance falls short and seems to speak to a more suburban vision of residential development.

Front setbacks are a problem. Defining when a building is too large for the lot is a question that should be addressed. Topographically challenged lots with slopes that are not buildable need to be addressed when determining lot area available to support lot coverage and building footprint. Orientation for solar gain and making sure that a lot is open enough to deal with stormwater run-off must be included in future discussions. In addition to dimensional considerations, uses and the use of accessory buildings must be considered. What if dwelling units were allowed with no specified parking?
The meeting was adjourned at 2:45 PM.

No future meeting dates were identified.

Respectfully submitted,

Vicki Smith
Scribe