

Planning Board
Board Room, Municipal Building, 7:30pm
May 5, 2009

Members: Kate Connolly, Michael Mayor, Judith Esmay (Chair), Jim Hornig, Bill Dietrich, Joan Garipay

Alternates: Mike Hingston

Selectmen Alternate: Bill Baschnagel

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards

Others: See attached sheet

- 1. 08-37 Continuation of submission of Application for Site Plan Review 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.**

Due to illness, Ms. Kish has asked for a continuance.

MAYOR made a motion to grant a continuance to June 2, 2009, with HORNIG seconding. The vote was unanimous in favor of the motion. Voting members were: Kate Connolly, Michael Mayor, Judith Esmay, Jim Hornig, Bill Dietrich, Joan Garipay and Mike Hingston.

- 2. 08-36 Public Hearing to address notification deficiencies of Michael & Donna Lawless' Application for Minor Lot Line Adjustment to annex .8 acres from one portion of their land, to another portion of their land, so the resulting lots are 3.1 acres and 15 acres. The property is located at 47 Rennie Road, Tax Map 15, Lot 36, in the "RR" zoning district.**

Mike McCrory, from Pathways Consulting, stated the reason they were before the Board again is due to not all abutters being notified prior to the previous hearing. All abutters have been notified at this time. A brief description was given of the adjustment and clarifications were made.

MAYOR made a motion to find the application complete, with DIETRICH seconding. The vote was unanimous in favor of the motion. Voting members were: Kate Connolly, Michael Mayor, Judith Esmay, Jim Hornig, Bill Dietrich, Joan Garipay and Mike Hingston.

MAYOR made a motion to approve the application, with HORNIG seconding. The vote was unanimous in favor of the motion. Voting members were: Kate Connolly, Michael Mayor, Judith Esmay, Jim Hornig, Bill Dietrich, Joan Garipay and Mike Hingston.

The following three cases were heard at the same time. The votes are listed individually.

3. **09-07 Submission of Application for Minor Subdivision by Dartmouth College to divide a 26,136 sq ft lot into two lots, at 7 Austin Avenue, Tax Map 34, Lot 96, in the “GR-2” zoning district.**
4. **09-08 Submission of Application for Major Subdivision by Dartmouth College to convert a four-unit apartment building into 4 condominiums at 7 Austin Avenue, Tax Map 34, Lot 96, in the “GR-2” zoning district.**
5. **Request for site plan waiver by Dartmouth College for extension of a sidewalk and enclosure of a porch at 7 Austin Avenue, Tax Map 34, Lot 96, in the “GR-2” zoning district.**

Larry Kelly, representing Dartmouth College Real Estate office, presented the applications. He explained that basically the College would like to divide this property into two lots and turn the four current apartments into four condominiums, with little change taking place. Should these changes be granted, part of the building will be within the new setback. After some discussion the following votes took place.

3. HORNIG made a motion, with MAYOR seconding, to find the application complete. The vote was unanimous with the following members voting: Connolly, Mayor, Esmay, Hornig, Dietrich Garipay and Hingston.

MAYOR made a motion, with HORNIG seconding, to approve the application with the following 2 conditions:

1. That the Zoning Administrator determine in writing that the .433 acre lot, including the building thereon, is fully conforming with the Zoning Ordinance; and
2. That the applicant submit a plan showing that a square measuring 80' by 80' square could be situated in each lot.

The vote was unanimous with the following members voting: Connolly, Mayor, Esmay, Hornig, Dietrich Garipay and Hingston.

4. MAYOR made a motion, with HORNIG seconding, to find the application complete, with the following 11 waivers,

- Existing resources and site analysis plan
- Density Analysis
- Results of Four Step Process
- Subdivision Grading and Drainage Plan
- Subdivision Road and Utility Plan
- Fire Protection and Emergency Access Plan
- Final Resource Impact and Conservation Plan
- Final Improvements Construction Plan
- Final Stormwater and Erosion and Sedimentation Control Plan
- Final Open Space Ownership and Management Plan
- Final Landscape Plan

The vote was unanimous with the following members voting: Connolly, Mayor, Esmay, Hornig, Dietrich Garipay and Hingston.

MAYOR made a motion, with HORNIG seconding, to approve the application with the following condition:

That the applicant coordinate the landscaping on the western boundary of the property with the adjoining property owner.

The vote was unanimous with the following members voting: Connolly, Mayor, Esmay, Hornig, Dietrich Garipay and Hingston.

5. HORNIG made a motion to approve the request for site plan waiver, with GARIPAY seconding. The vote was unanimous with the following members voting: Connolly, Mayor, Esmay, Hornig, Dietrich Garipay and Hingston.

6. Report from Bus Stop Committee

Van Chestnut and Chris Andreasson, both from Advanced Transit, introduced Lucy Gibson from Smart Mobility and Carolyn Radisch from ORW Landscape Architects. This group has been working together on new bus stops. They presented the upgrades of several bus stops, including bump outs, lane additions and shelters. One of the main areas of discussion was surrounding the stop in front of The Hop. There is concern of where the crosswalks should be placed vs where the students will conveniently cross. This presentation has already been presented to the Selectboard.

7. Other business

Calendar: Town Meeting May 12th, no Planning Board meeting
Residential Discussion, May 19th meeting
Residential Lunch meeting, May 20th.

8. Adjourn

The meeting adjourned at 10:15pm.

Respectfully submitted,

Denise D. Shibles
Recording Secretary