

Planning Board

Board Room, Municipal Building, 7:30pm

August 25, 2009

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

Alternate: Mike Hingston

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards

Others: See attached sheet

1. 09-16 Submission of Application for Minor Subdivision by Madacar Inc., to divide Unit 4 into two condominium units at 34 South Main Street, Tax Map 34, Lot 19, in the "D-1" zoning district.

John Stebbins, attorney, representing Madacar, and Leo McKenna, a member of the Madacar board, both presented the application.

Discussion took place concerning parking allotted to each condominium unit. The Planning & Zoning staff asked that the parking allotments/arrangements be stated in the condominium association documents. Mr. Stebbins stated that currently all parking for the upstairs units are off site.

Laura Spector, town attorney, sent a memo to the Board stating the need of clarity of a subdivision.

CONNOLLY made a motion with MAYOR seconding, to accept the application as complete with the following 8 waivers:

6.07e Boundaries and areas of the entire parcel referenced to a public street intersection or USGS bench mark and north point

6.07f Contour lines

6.07g Existing and proposed building sites and lot lines, angles and dimensions, lot sizes

6.07h Location of existing and proposed easements, deed restrictions, building set back lines, parks and other open space, water courses, and significant natural and man-made features.

6.07i Soil test data, sewage disposal information and approvals

6.07j Location of existing water and sewer service

6.07k Statement from the Chief of the Fire Department

6.07l Boundaries and designations of zoning districts, land use designations.

The vote was unanimous in favor of the motion with the following members voting: Connolly, Mayor, Faulkner, Esmay, Hornig, Garipay and Hingston.

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

1. That the plan be revised to show the north arrow and to include the required wording: The Subdivision Regulations of the Town of Hanover and the Notice of Action are a part of the Plat, and approval of this Plat requires the completion of all the requirements of the Notice of Action and said Subdivision Regulations excepting only any relaxation of requirements granted in writing by the Board; and
2. That the condominium association documents be submitted including provisions on assignment of parking spaces and signage to each owner.
3. The applicant shall submit three full size paper and two mylar copies of the plan to the Town Planning and Zoning Office. The applicant shall fully comply with this Notice of Action and all the plans and documents to which it pertains, and with the Subdivision Regulations and the Zoning Ordinance of the Town of Hanover.

The vote was unanimous in favor of the motion with the following members voting: Connolly, Mayor, Faulkner, Esmay, Hornig, Garipay and Hingston.

2. 09-17 Submission of Application for Major Subdivision by Dartmouth College to divide one lot into four lots: three lots with existing residences and a remainder lot with existing College facilities such as the practice golf course, golf maintenance buildings, and rugby club house. The property is

located at 37 Lyme Road, Tax Map 44, Lot 54, in the "I" and "SR-2" zoning districts.

Timothy McNamara, representing the College, presented the application.

After confirming, with town staff, there were no abutter concerns, the Board decided to vote on this application tonight, which is a change in procedure.

Discussion followed surrounding the status of the road being used by all these lots.

MAYOR made a motion, with FAULKNER seconding, to accept the application as complete with the following requirements waived:

5.01 Concept Plan Review

5.02 Design Review

5.03 C 2

- a) Existing Resources and Site Analysis Plan
- b) Density Analysis
- c) Results of the Four Step Design Process
- d) Subdivision Grading and Drainage Plan
- e) Subdivision Road and Utility Plan
- f) Fire Protection and Emergency Access Plan
- g) Final Resource Impact and Conservation Plan
- h) Final Improvements Construction Plan
- i) Final Stormwater Management and Sedimentation Control Plan
- j) Final Open Space Ownership and Management Plan
- k) Final Landscape Plan
- l) Studies and reports
- m) Community Association Document

o) Phasing Plan

The vote was unanimous in favor of the motion with the following members voting: Connolly, Mayor, Faulkner, Esmay, Hornig, Garipay and Hingston.

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

1. That the mylar be amended to show:
 - the SR-2/l zoning district boundary in the correct location;
 - lot 81 of Tax Map 47 on the inset map;
 - an easement for Town use of the gravel access road;
 - utility easements in a manner acceptable to the Director of Public Works; and
 - labels on the shared driveways to read: Shared driveway serving lots 52 and 53 on Tax Map 41 and lot 54 on Tax Map 44; and Shared driveway serving lots 6,7 and 8 on Tax Map 41;
2. That deeds for utility and access easements, including provisions for driveway use and maintenance, for all four lots be submitted to the Planning and Zoning Department in a form determined to be adequate by Planning and Zoning Staff prior to the recording of the mylar; and
3. That an easement to the Town for use of the Gravel Access Road be conveyed to the Town prior to recording of the mylar.

The vote was unanimous in favor of the motion with the following members voting: Connolly, Mayor, Faulkner, Esmay, Hornig, Garipay and Hingston.

3. Discussion of possible amendments to the site plan regulations
Further clarifications were made to some of the language and measurements in the "Changes in the Threshold for Projects Requiring Site Plan Review" document. The office staff will make the appropriate changes and the document will return again for approval.

4. Minutes June 2 and 9 and July 7, 21, and 22, 2009

June 2, 2009: MAYOR made a motion with FAULKNER seconding, to approve the minutes with changes. The vote was unanimous in favor of the

motion with the following members voting: Connolly, Mayor, Faulkner, Esmay, Hornig, Garipay and Hingston.

June 9, 2009: HORNIG made a motion with CONNOLLY seconding, to approve the minutes with changes. The vote was in favor of the motion with the following members voting: Connolly, Faulkner, Esmay, Hornig, Garipay and Hingston. Mayor abstained.

July 7, 2009: MAYOR made a motion with FAULKNER seconding, to approve the minutes with changes. The vote was in favor of the motion with the following members voting: Connolly, Faulkner, Mayor, Hornig, and Hingston. Esmay and Garipay abstained.

July 21, 2009: MAYOR made a motion with FAULKNER seconding, to approve the minutes with changes. The vote was in favor of the motion with the following members voting yes: Faulkner, Mayor, Hornig, Esmay and Hingston. Connolly voted no and Garipay abstained.

July 22, 2009: CONNOLLY made a motion with HINGSTON seconding, to approve the minutes with changes. The vote was in favor of the motion with the following members voting: Connolly, Faulkner, Esmay, Hornig, and Hingston. Mayor and Garipay abstained.

5. Other Business

Curriculum meeting, Wednesday, August 26, 2009. Please get your suggestions to Judith by noon.

6. Adjourn: The meeting adjourned at 10:15pm.

Respectfully submitted,

Denise D. Shibles
Recording Secretary