

Planning Board

Board Room, Municipal Building, 7:30pm

November 3, 2009

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

Alternates: Iain Sim

Staff: Vicki Smith, Denise Shibles, Judy Brotman

Others: See attached sheet

Agenda

1. Minutes October 13, 2009

MAYOR made a motion, with DIETRICH seconding, to approve the minutes with corrections. The vote was unanimous in favor of the motion with the following members voting: Connolly, Mayor, Faulkner, Esmay, Hornig, Dietrich and Garipay.

2. Discussion about feedback on visits to residential areas-

Judith Esmay expressed her gratitude to Kendal for its use of the bus and driver during some of the neighborhood tours. It allowed the Board to stay together and share comments and thoughts. It is appreciated by all.

Discussion took place by area visited:

A. West End:

- walkable neighborhood
 - housing is diverse
 - benefits nearby- conservation land w/public trails
 - sidewalks
 - 100 years of housing styles
 - area primarily built out in terms of density, but not if "lot coverage" is considered
 - no grocery
 - low traffic, low noise, tree canopy
 - something to preserve
 - architectural features such as porches
 - dead end area creates lack of connectivity, quiet, low lighting
- RISK: more teardown w/new buildings*

Questions: Can a neighborhood “work” without zoning? Does zoning look at character of a neighborhood?

B. Richmond/Ray Schools, Rip Rd.

- “Levittown” at outset; now diverse
- Horrified some town folk when developed because of landscaping
- within walking distance of schools and work places
- mixed use area
- noticeable difference between Terrace, the Greens & Curtiss
- sidewalks needed on Lyme Rd.
- nice walking trails in wooded areas
- Verona St. area
 - dense area
 - 3 large multi-dwellings, yet not losing nature & open space
 - single family & multi-family transitions
- pedestrian connectivity??
- vehicular connectivity??
- Curtiss Rd. fence

Questions: Should Rip Rd. have sidewalks? What are the differences between Maple St area and Rip Rd? setbacks? width? trees? Both are good, but different.

C. South End (Wyeth, Dunster, Dayton, Buell, Storrs)

- asset of open space on private lots
- larger setbacks
- flag lots are not so bad- house very private, allows more density via less frontage
- interesting topography & effective use of it-privacy & sense of openness
- access by Rt 120 only-for Storrs/Barrymore neighborhood limited access
- smaller lots, houses closer together
- all residential
- access to trails & open space

D. Etna, Hanover Center, Blueberry Hill

- King Rd, Etna or Hanover- identity question
- RR different in many ways from downtown
- Hanover Center-architectural continuity, lack of commercial business

- RR “neighbors” are trees
- preservation of open space, view sheds
- have potential for new development & responsibility for environmental potential
- Greensboro Rd- SR along, RR behind ER strip; transition area between downtown & RR
- neighborhoods should be “tucked away” in RR
 - preserve open space
 - accommodate development

Risks: too much development

Public comments:

- RR not a neighborhood but a collection of neighborhoods
- needed are techniques that allow preservation of value, not only transfer development rights
- use RR study group experience for new RR initiatives
- people who live in RR have different motivations: privacy, quiet, trees-not people
- fewer “needs”
- more regulations may drive out current residents
- two customers for zoning: landowner with a project and protect rest of town & public rights

D. Goose Pond, Forestry District, East side of Moose Mtn (5 town tour)

- rural +
- seasonal residences on Goose Pond with 50 acre zoning= nonconformity
- remote-lack of connectivity
- Goose Pond oriented to water & similar to other residences on pond, not downtown Hanover
- one year-round residence on Hanover side
- lots of open space west of Hanover Goose Pond lots
- Conservation fund & land protection activity is focused on east side of Moose Mtn.
- residents like seasonal nature of their residency

Risks: west side of Moose Mtn may be threatened by development when should be providing wildlife habitat & forest tracts for timber investments

Vicki asked the following questions of each board member:
What makes your neighborhood the best?
What can zoning do to keep it the same?

Mayor (Forestry): values the multiple use- habitat, energy harvest

Sim (RR): values the approach of greater density to thinning- houses away from roads, in trees

Connolly (West End): values knowing neighbors, yet has breathing space and open spaces, but not far from town- best of both worlds

Garipay (Forestry & schools area)- lives on two dead end roads, likes closeness of neighborhood, walking trails, walk to school
-in Goose Pond area, values knowing everyone, narrow road invites chatting with neighbors, nice for children

Faulkner (South End): values neighborhood and privacy, walkable to downtown

Esmay (Maple St): SR2- walkable to downtown, quiet neighborhood

Dietrich (Etna): values natural setting, wildlife, sees night sky, quiet
Disadvantage: travel time to town

Hornig (downtown & Kendal): values congenial neighborhood, children, walkable, near college and students

Kendal- Continuing Care Retirement Center-neighborhood feeling, near college

How do we create/encourage “neighborhoods” in new development?

Esmay pointed out how grateful she is for the varied locations of our board members.

3. Discussion about policy issues regarding improving the zoning at Goose Pond-

GARIPAY stated the current benefits of the area are that lots are already established, the Shore Land protection act protects the water's edge and the area has limited movement on lot size ie: setbacks

Judy Brotman clarified that it's not necessary to make all the lots conforming but that all the lots need a special exception or variance and it becomes a burden to the zoning board. Would it be possible to make a category that most lots would be able to “maneuver” in? Be creative!

DIETRICH, also a member of the zoning board, is comfortable with the present use but uncomfortable with all the houses being non-conforming.

Vicki raised the following questions: Can we make it easier for the landowners in the future? Could we possibly stay nearer the road because of the Shore Land Protection Act? Since NH is looking @ either making changes to or dissolving this act as it's not being enforced. Maybe step back and look at the broader policy area.

Homework: Committee members should come to the Residential Project meeting with notions of policy for Goose Pond amendments.

4. Endorsement of Safe Routes to School

Vicki Smith stated that a grant will provide the funds to hire someone to create these new routes.

CONNOLLY made a motion, with FAULKNER seconding, to endorse the application by the Town of Hanover and SAU #70 for a NH Dept of Transportation grant to develop a plan for safe routes to schools. The vote was unanimous in favor of the motion with the following members voting: Connolly, Mayor, Faulkner, Esmay, Hornig, Dietrich and Garipay.

5. Discussion of whether the Board should work on zoning amendments for Town Meeting 2010-

CONNOLLY suggested addressing 803, which contains rules for handling non-conforming uses and structures. In the proposed amendment, a specified, limited category of additions to existing non-conforming structures would be allowed, and without the need for a Special Exception.

ESMAY expressed her feeling that Judy Brotman should be able to handle these, not the Zoning Board.

Vicki suggested that the Variance section be changed to mimic the state statute. The board agreed.

6. Other Business: The next meeting will be November 17th.

7. Adjourn: The meeting adjourned at 10:10pm.

Respectfully submitted,

Denise D. Shibles
Recording Secretary