

**Planning Board**

**Board Room, Municipal Building, 7:30pm**

**November 17, 2009**

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

Alternates: Iain Sim

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards, Judith Brotman

Others: See attached sheet

1. Minutes:

October 21, 2009: MAYOR made a motion, with HORNIG seconding, to approve the minutes. The vote was unanimous in favor of the motion. Voting members included Mayor, Garipay, Hornig, Esmay, and Faulkner. Dietrich abstained.

November 3, 2009: HORNIG made a motion, with FAULKNER seconding, to approve the minutes with corrections. The vote was unanimous in favor of the motion. Voting members included Mayor, Garipay, Hornig, Esmay, Dietrich and Faulkner.

2. Request for site plan waiver by Dartmouth College to install 500 feet of sidewalk between the Channing Cox parking lot and the existing sidewalk behind the Maclean building, Tuck Mall, Tax Map 33, Lot 83, in the "I" zoning district.

Reed Bergwall, from Dartmouth College, presented the request. He stated there would be no additional lighting and that the college would maintain the walkway.

MAYOR made a motion, with HORNIG to approve the site plan waiver including waiving of the 1000sq. ft limitation. The vote was unanimous in favor of the motion with the following members voting: Mayor, Garipay, Hornig, Esmay, Dietrich and Faulkner.

3. Discussion of possible zoning amendments for Town Meeting 2010.

#10-1 Section 803

The proposed amendment states if there are no changes to a non-conforming structure within the footprint, height or distance from neighbor, the Zoning Administrator can approve. If any of these are affected, they must go before the Zoning Board.

MAYOR made a motion, with DIETRICH seconding, to move the proposed amendment forward to public hearing. The vote was unanimous in favor of the motion with following members voting: Mayor, Garipay, Hornig, Esmay, Dietrich and Faulkner.

#### #10-2 Section 1006 Variance

This proposed amendment would bring the ordinance in compliance with the new language in the state law. This change eliminates differences between area and use when applying for unnecessary hardship.

MAYOR made a motion, with DIETRICH seconding, to move the proposed amendment forward to public hearing. The vote was unanimous in favor of the motion with following members voting: Mayor, Garipay, Hornig, Esmay, Dietrich and Faulkner.

#### #10-3 Public Notice

Deborah Solomon has proposed to change procedure so that there is a 15-day period before zoning review, then after zoning approval, a 15-day posting/appeal period after which it will go to the Building Dept. for their review.

Jonathan Edwards stated the Planning and Zoning office does not agree with this proposal. They already have concerns about the current 15-day waiting period being too long and inconvenient for the public.

Iain Sim would like to hear from the public about its view of this proposal.

This proposal will be presented to the board on December 1, 2009.

CONNOLLY is now in attendance.

Winifred Stearns stated she does not think it unreasonable to add the extra 15 day waiting period.

#### 4. Other business:

-The Planning Board designated Michael Mayor to be its representative on the Safe Routes to School Task Force.

-The Board of Selectmen, on Monday evening, decided that they would like to have a joint Selectboard/Planning Board public hearing, probably in January, to hear and act on the Bike/Pedestrian Committee's proposal on Park Street. Hugh Mellert will provide Jonathan Edwards with sketches of the proposal ahead of time for me to share with the Planning Board.

-The Board of Selectmen will be discussing the draft Capital Improvement Program at its upcoming meetings of November 30 and December 21, 2009, and the Planning Board is cordially invited.

-The Site Plan Review committee will be finalizing the regulations at tomorrow's meeting.

5. Adjournment: The meeting adjourned at 8:50pm

Respectfully submitted,

Denise D. Shibles

Recording Secretary