

**Residential Planning Committee
Hanover Planning Board
Meeting Minutes
26 January 2010**

Members: William Dietrich, Judith Esmay, Joan Garipay, Michael Hingston
Staff: Jonathan Edwards, Judith Brotman, Vicki Smith
Public: John Criswell

The Committee reviewed the May version of the chart, *Existing characteristics and service availability in Hanover residential areas*, and the April 28, 2009 version of the map, *Residential Areas Town-Wide*, third draft.

Each grid entry for Goose Pond was reviewed and modified. In the meeting minutes below, the grid cell is listed with the current content. The modifications and amendments are discussed in the text beneath the current listing which is in **bold**.

Character: traditional camps on small waterfront lots

There was discussion about what a “camp” is. The following concepts associated with camp were listed: summer seasonal use, generally with electricity and plumbing, smaller structures. Joan knows of three properties in Hanover that have been updated and that do not meet this description. The group recognized that some properties have evolved to be comfortable year round with insulation and heating systems. Some camps have been expanded. Seasonal residences and cottages might be more descriptive. Environmental considerations should be added. The facts will be incorporated that: no property is conforming; the neighborhood is essentially built out; and that the neighborhood is shared with another municipality. Use limitations and Town road maintenance practices are different in the Canaan part of this neighborhood from the Hanover part of the neighborhood.

Uses: Seasonal residential use

Recreation and seasonal residential use with few year round residences will be listed. Traditional camp and cottage were added. It was noted that the seasonal residential use is primarily for second home summer use.

Environmental considerations:

There are existing problems with cyanobacteria, E.coli, nitrates, phosphorous and salt which kills the trees on the banks of the pond. Some of these conditions are development-induced and some are municipal maintenance issues. The regulatory response, if any, must be based on what problem is.

Residential Pattern: Seasonal camps, occasional year-round residence, 1-5 du/acre

The group agreed that the neighborhood is essentially built out in terms of density, that is, how many residences are out there, but not necessarily based on how big the buildings are. This district is very dense compared to the F district. The 1-5 du/acre is taken from the *Master Plan* and is an approximation.

Services: High speed internet

School bus, mutual aid emergency services, Goose Pond Road and private dirt road will be added to the chart. There is very little municipal capital infrastructure in the neighborhood and no recycling service out there.

There is public purpose in safety in keeping the residential use as seasonal. Response time is key.

Future uses: Gardens

While gardens are nice, the rocky soil and limited area in the neighborhood will limit the production of food. Recreational water dependent use and essential service were added to the grid.

Boating, fishing, water skiing, canoeing, snow mobile riding, ice hockey, kayaking, cross country skiing, biking, swimming, and snow shoeing are all outdoor recreation, but are less intense in scale than the zoning ordinance defined "outdoor recreation". These uses are considered to be accessory to the residential use.

Outdoor recreation as defined in the Ordinance will not fit in well in the neighborhood so should not exist as a principal use. Parking was considered to be a big concern and limiting factor in this decision.

A big policy question that needs to be discussed by the full Planning Board is whether governmental use should be addressed in the Zoning Ordinance. Statute allows for municipal exemption which might be preferable since very few Town and School district projects actually conform 100% to the Ordinance or standards in the Subdivision Regulations or Site Plan regulations. It was decided that governmental use will not be included in this neighborhood district. Parking was a consideration in this decision.

Future services: Easy access to public trails

Joan felt strongly about protecting the dark night sky, so no street lights should be installed in the neighborhood. The Committee agreed.

Future undesirable use:

Those uses permitted in the current "F" district which are not appropriate in the Sands O' Time neighborhood were listed: agriculture, forestry, removal of natural material, sawmill, governmental use, outdoor recreation, and produce stand.

Michael Hingston posed the question about parking camping trailers on lots. He thought that there was less environmental impact using a trailer seasonally instead of building a cottage especially on waterfront property. Section 210.1B5 of the Zoning Ordinance states that recreational vehicles may not be inhabited when parked next to a residence.

The Committee identified this dilemma as a trade-off between environmental characteristics and character of the area considerations. The Committee agreed that since the Sands O Time neighborhood is a settled neighborhood by the water with its own character, there should be no trailers or recreational vehicles. In addition, deed restrictions do not allow camping trailers on

Sands O Time road. While camping trailers are not deemed to be appropriate for this neighborhood, they should be considered in the "F" district.

The group agreed that these committee meetings will not be used for public comment. This is an advisory committee. The full Planning Board should have the benefit of public comment. In the future, the public will be welcome to observe, but not to participate in the working meeting.

The next neighborhood to be worked on was discussed. Michael suggested working on "RR" next. The others were worried that "RR" would be too difficult and supported the idea of working on neighborhoods rather than zoning districts. Judith Esmay's West End neighborhood might be next.

Next meetings are planned for Tuesday, February 2 and Monday, February 8 at 1 PM. The goal by end of the meeting on the 8th is to have something for Goose Pond finalized. A full Planning Board meeting will be held on February 16 to update the Board on the Goose Pond work.

Meeting adjourned at 3:50 pm.

Vicki Smith
Scribe