

Planning Board

Board Room, Municipal Building, 7:30pm

January 5, 2010

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

Selectman Alternate: Peter Christie

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

Others: See attached sheet

1. Minutes December 1, 8, and 14, 2009

December 1, 2009 HORNIG made a motion, with GARIPAY seconding, to approve the minutes as corrected. The vote was in favor of the motion with the following members voting: Mayor, Garipay, Hornig and Esmay. Christie and Dietrich abstained.

December 8, 2009 DIETRICH made a motion, with HORNIG seconding, to approve the minutes. The vote was unanimous in favor of the motion with the following members voting: Mayor, Garipay, Hornig and Esmay. Christie abstained.

December 14, 2009 DIETRICH made a motion, with GARIPAY seconding, to approve the minutes. The vote was unanimous in favor of the motion with the following members voting: Dietrich, Garipay, and Esmay. Christie, Mayor and Hornig abstained.

The following 4 cases will be heard simultaneously (09-27, 09-28, 09-25, & 09-26)

- 2. 09-27 Submission of Application for Minor Lot Line Adjustment by J. Thomas & Nancy Corindia, to annex 10.19 acres from 32 Wolfeboro Road, Tax Map 10, Lot 14, to 112 Three Mile Road, Tax Map 10, Lot 45, in the "RR" zoning district.**
- 3. 09-28 Submission of Application for Minor Lot Line Adjustment by J. Thomas & Nancy Corindia, to annex .80 acres from 40 Wolfeboro Road, Tax Map 10, Lot 48, to 112 Three Mile Road, Tax Map 10, Lot 45, in the "RR" zoning district.**
- 4. 09-25 Submission of Application for Minor Lot Line Adjustment by Jeffrey & Lisa Silbert to annex 5.88 acres from 112 Three Mile Road, Tax Map 10, Lot 45, to 116 Three Mile Road, Tax Map 10, Lot 44, in the "RR" zoning district.**
- 5. 09-26 Submission of Application for Minor Lot Line Adjustment by Jeffrey & Lisa Silbert to annex 1.82 acres from 112 Three Mile Road, Tax**

Map 10, Lot 45, to 116 Three Mile Road, Tax Map 10, Lot 44, in the “RR” zoning district.

Tom Corindia and Jeff Silbert presented the applications. They stated the purpose of these applications was to create an easier access to the tree farm acreage.

Marissa Devlin, abutter, stated that the proposed annex road, is currently a shared driveway. Her concern is that the road will become damaged by the heavy logging trucks and the repairs will become the cost of all sharing parties. Mr. Silbert stated that should any damage be caused by the logging trucks, he will take full responsibility and pay for the repairs.

Susan Shirley, abutter, is concerned over the increase in large vehicles using a residential driveway and the scenic nature of the area and road being disturbed. She also questioned the kind of “activity” the tree farm expects. Mr. Silbert responded by stating the tree farm is not a business and has no scheduled plans for “activity”.

For 09-27: MAYOR made a motion to accept the application as complete, with DIETRICH seconding. The vote was unanimous in favor of the motion with the following members voting: Christie, Mayor, Dietrich, Garipay, Hornig and Esmay.

HORNIG made a motion to approve the application, with DIETRICH seconding. The vote was unanimous in favor of the motion with the following members voting: Christie, Mayor, Dietrich, Garipay, Hornig and Esmay.

For 09-28: MAYOR made a motion to accept the application as complete, with HORNIG seconding. The vote was unanimous in favor of the motion with the following members voting: Christie, Mayor, Dietrich, Garipay, Hornig and Esmay.

HORNIG made a motion to approve the application, with DIETRICH seconding. The vote was unanimous in favor of the motion with the following members voting: Christie, Mayor, Dietrich, Garipay, Hornig and Esmay.

For 09-29: MAYOR made a motion to accept the application as complete, with DIETRICH seconding. The vote was unanimous in favor of the motion with the following members voting: Christie, Mayor, Dietrich, Garipay, Hornig and Esmay.

HORNIG made a motion to approve the application, with DIETRICH seconding. The vote was unanimous in favor of the motion with the following members voting: Christie, Mayor, Dietrich, Garipay, Hornig and Esmay.

For 09-30: MAYOR made a motion to accept the application as complete, with DIETRICH seconding. The vote was unanimous in favor of the motion with the following members voting: Christie, Mayor, Dietrich, Garipay, Hornig and Esmay.

HORNIG made a motion to approve the application, with DIETRICH seconding. The vote was unanimous in favor of the motion with the following members voting: Christie, Mayor, Dietrich, Garipay, Hornig and Esmay.

6. Public Hearing on proposed amendment to the Subdivision Regulations adding a definition of disturbed area as: An area where vegetation, soil and/or existing surface material is proposed to be altered.

A motion was made by HORNIG, seconded by MAYOR, to approve the amendment, using the new definition. The vote was unanimous in favor of the motion with the following members voting: Christie, Mayor, Dietrich, Garipay, Hornig and Esmay.

The following 2 cases will be heard simultaneously (10-1 & 10-02)

Jonathan Edwards stepped down.

7. 10-01 Submission of Application for Preliminary Site Plan Review by Friends of Hanover Crew (FOHC) to convert Fullington Farm property to a boathouse and rowing facility. The property is located at 108 Lyme Road, Tax Map 8, Lot 19, in the "RR" zoning district.

8. 10-02 Submission of Application for Preliminary Site Plan Review by Friends of Hanover Crew (FOHC), as Agent for the Town of Hanover, property owner of record, to add a public, seasonal crew dock to Wilson's Landing. The property is located at 110 Lyme Road, Tax Map 8, Lot 20, in the "RR" zoning district.

The Board heard from the following:

Nancy Carter, member of FOHC

Nick Fiore, from Engineering Ventures

Peter Kermond, member of FOHC

Julie Stephenson, member of FOHC

Daniel Johnson, AIA, from Watershed Studio Architecture

It was stated that the Fullington Farm property will be considered as "Private Club" use and Wilson's Landing as "Recreational" use.

The plans were shown for both properties and many questions were raised and answered.

Concerns were expressed regarding parking during meets traffic on Rt.10, the size and placement of boathouses, conservation issues, landscaping

and lighting. Mr. Kermond and Ms. Stephenson described the usage of both properties by both the Hanover High School rowing team and members of the Upper Valley Rowing Foundation (UVRF), reviewing team sizes, and schedules and meets.

It was decided to continue Design Review discussion of these applications at the February 2, 2010 meeting, after a site visit scheduled for January 16th @ 11:00am. Board members and the public were asked to email questions/concerns to Vicki Smith, Planning Administrator prior to the February meeting.

HORNIG made a motion, with DIETRICH seconding to continue the hearing to February 2, 2010. The vote was unanimous, in favor of the motion, with the following members voting: Christie, Mayor, Dietrich, Garipay, Hornig and Esmay.

9. Appointment of members to the Minor Project Review Committee

MAYOR made a motion, with DIETRICH seconding, to approve the following members to the Minor Project Review Committee:

Vicki Smith, Ryan Borkowski and Jonathan Edwards- Planning & Zoning
Peter Kulbacki and William Desch- Public Works
Capt. Jerry Frankenfield- Fire Department
Lt. Michael Evans- Police Department

Alternates:

Judith Brotman- Planning & Zoning
Don Ware- Public Works
Chief Roger Bradley- Fire Department
Chief Nicholas Giaccone- Police Department

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

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

Respectfully submitted,
Denise D. Shibles
Recording Secretary
and Judith Esmay, Chair