

**Planning Board
Board Room, Municipal Building – 7:30 pm
January 23, 2007**

In attendance:

Planning Board Members: Nancy Collier, Bill Dietrich, Judith Esmay, Charles Faulkner, Jim Hornig, Michael Mayor, Kate Connolly

Planning Board Alternates: Bill Baschnagel, Joan Garipay

Zoning Board Members: Arthur Gardiner, Michael Hingston, Joanna Jackson, Ruth Lappin

Staff: Vicki Smith, Jonathan Edwards, Judy Brotman

Others: See attached sheet

Bill Dietrich stepped down

06-05: CONTINUATION OF SUBMISSION OF APPLICATION AND PUBLIC HEARING ON REQUEST BY TWIN PINES HOUSING TRUST FOR SUBDIVISION AND SITE PLAN REVIEW TO CREATE A MULTI-FAMILY RESIDENTIAL COMMUNITY OF APPROXIMATELY 120 UNITS WITH BOTH AFFORDABLE AND MARKET VALUE RENTAL AND TOWN HOUSES, OFF ROUTE 120, TAX MAP 21 LOT 2, IN THE “OL” ZONING DISTRICT.

Chuck Lief responded to the Planning Board’s final questions about the Gile project. There being no further questions, on a motion to find the application complete, there was unanimous approval. A motion to approve the application by Twin Pines Housing Trust for subdivision and site plan review to create a multi-family residential community of approximately 120 units with both affordable and market value rental and town houses, off Route 120, Tax Map 21 Lot 2, in the “OL” zoning district as shown on plans entitled *Site Plan for Gile Community Housing Project, Planning Board Submission, Hanover, New Hampshire*, prepared by Pathways Consulting, LLC, Project No. 10497, dated 12/05/06, revised 12/18/06, seconded and unanimously approved with the following conditions:

1. No site work on each construction phase of the development shall begin until the Planning and Zoning Director, in consultation with the Public Works Director and other appropriate Town staff, is satisfied with:
 - a. Phasing and sequencing plans;
 - b. Best management practices to be followed;
 - c. Site inspection and plan revisions as necessary by the site engineer;
 - d. Contract obligations with site contractor regarding adherence to plans, surety of performance at all stages of construction, and immediacy of corrective actions.
2. A site inspector, selected and overseen by the Town and paid by the applicant, shall be retained to oversee site construction regularly and frequently and to report as necessary to the Planning and Zoning Director. The applicant shall undertake all recommendations which the site inspector determines in consultation with the site engineer, the Public Works Director, the Planning and Zoning Director, and other appropriate Town staff.

3. No building permit shall be issued until the Planning and Zoning Director, in consultation with the site inspector and the Public Works Director, is satisfied that site construction of the relevant phase has been properly performed and is stable.
4. Prior to the issuance of the first certificate of occupancy, the applicant shall have developed plans satisfactory to Planning and Zoning staff to create a pedestrian connection between the Buck Road walkway and Greensboro Road and shall have escrowed with the Town funds in an amount deemed to be satisfactory by the Director of Public Works for the development of final plans for and construction of the path.
5. That upon completion of the project, hard copy record plans and digital as-builts showing the building footprints, roads and utilities be submitted to the Public Works Director.

Esmay arrived at the meeting.

DISCUSSION OF POSSIBLE ZONING AMENDMENTS: WETLANDS & EMERGENCY GENERATOR NOISE

Bill Dietrich re-joined the Board.

Lorraine Pfefferkorn discussed the problems she has had with emergency generator noise. Emergency generators need to be exercised regularly and that noise exceeds the town noise standards. She hoped the Zoning Ordinance could be changed to require that even during scheduled maintenance, emergency generators be compliant with local noise regulations. The Board agreed so Jonathan will prepare an amendment for the February 20th hearing.

The wetlands zoning amendment proposal form with each of the following topics was reviewed:

1. Lack of clarity in the current language about what is permitted in the first 25 feet of the wetland and waterbody setback,
2. Not enough protection of the wetland and waterbody provided by the first 25 feet of setback,
3. Trails and sidewalks are not currently allowed in the first 25 feet of setback,
4. The state has determined that our current ordinance does not meet Federal Emergency Management Agency standards, and
5. The definition of intermittent stream is cumbersome and not clear

A motion to continue the meeting to January 31, 2007 at noon was seconded and unanimously approved.

APPROVAL OF MINUTES: The minutes of December 12, 2006 were not discussed.

OTHER BUSINESS: None

ADJOURNMENT: The meeting adjourned at 10:30 pm.

Respectfully Submitted, Vicki Smith & Judith Esmay