

**Hanover Planning Board  
Minutes  
Residential Project  
2 February 2010**

**Present:** Joan Garipay, Judith Esmay, William Dietrich, Michael Hingston

**Staff:** Judith Brotman, Vicki Smith, Jonathan Edwards

The Board received a draft objective statement of the Goose Pond District, proposed list of permitted uses, uses allowed by Special Exception and a list of policies for Goose Pond prepared by Michael Hingston. Michael's goal is to establish policies for the district and then corresponding regulatory language.

The policies were discussed first. The group decided that the policy of protecting Goose Pond at a more "stringent" level than the standards contained in section 702 should be proposed. Limiting unconstrained building would help protect the neighborhood character. "Unlimited expansion" was selected as a better way to say "unconstrained building." All new construction should be done consistent with the character of the neighborhood. All agreed that it may not be possible to make every lot dimensionally "conforming".

The idea of performance-based or form-based zoning was discussed. There will be a hard line drawn between the Goose Pond district and the Forestry district. Every district has an edge; the transition may be abrupt or gradual. In fact, the transition may actually be a barrier. In the situation of Goose Pond, the transition will be abrupt.

The new rules for the district should address merger of lots, subsequent tear downs and construction of new large structures. Setting a maximum size for a house was discussed. Expansions could be allowed up to that limit. The determinants of character were discussed such as size of house and number of stories of a structure. The group may end up using the size of building as a measure. The count of bedrooms for DES cannot be relied upon to be the basis of residential size limitations.

Establishing more strict setback standards to protect Goose Pond was discussed. Prohibitions should be considered rather than having ambiguous regulations which direct the method in which changes can be made in water resources and their buffers.

The idea of requiring upgraded septic systems to be installed to accommodate expansion of structures was discussed. Now, DES only requires that the system can fit on the lot and be built to DES standards, not that it ever be built.

Building or expanding the house is not the cause of "new" traffic. No businesses are allowed in the district according to the deed restrictions. Traffic is heaviest on weekends with guests coming and going and when a building project is underway during the week. The regulations should contain a warning to the applicant: Expansion should not result in new traffic.

Not all existing undeveloped lots are buildable. There are “access” lots used to access the Pond. The size for one such lot is 25’ x < 100’ long. The access lots could be developed with variances. The new rules might incorporate the idea that: Any existing lot with frontage on Goose Pond could not be developed; other existing non-conforming lots might be developed if they meet certain standards. Today, a person would need a variance to build on any existing lot. There are very few lots big enough to site a house with the current 100 foot setbacks. Michael wondered if the lawful lot clause should apply in the Goose Pond district. This will be discussed later.

The group decided to keep the parking question in the list, but the consensus was that there do not need to be separate parking regulations in this district.

The geographic limit question and definition of the “established character” will remain open questions.

Michael explained that his district objective statement attempts to say something useful for the ZBA as well as to incorporate a neighborhood character description. This will be discussed at the next meeting on Monday, February 8, 2010 at 1 PM in the Town Offices.

Meeting adjourned at 3:00 PM.

Respectfully submitted,

Vicki Smith  
Scribe