

**Planning Board  
Board Room, Municipal Building, 7:30pm  
February 24, 2009**

Members: Bill Baschnagel, Charlie Faulkner, Judith Esmay, Jim Hornig, Nancy Collier, Bill Dietrich

Alternates: Joan Garipay, Mike Hingston

Staff: Vicki Smith, Denise Shibles

Others: See attached sheet

**1. 09-02 Continuation of submission of application for Site Plan Review by Dartmouth College for modification of existing loading docks at Spaulding Auditorium and Hood Museum of Art. The properties are located at 4 East Wheelock Street, Tax Map 34, Lot 17, in the "I" zoning district.**

John Scherding, from Dartmouth College Planning, Design & Construction office, presented the following modifications:

- New revisions of drawings depicting proposed change to surface parking at Lot 7.
- Construction logistic plans clarifying that Brewster Hall will not be demolished as part of this project and Clement Hall will be demolished in order to allow access to the Hood Museum loading dock.
- Parking diagrams depicting an improved long-term solution for restoration of Lot 7. Will Davis, CLD Engineer, assured the Board that there was enough turning room for large tractor-trailers. The Board is also interested in the outcome of the "parking project" that Dartmouth is working on with Judy Brotman. This project should resolve the questions about parking previously allocated by zoning.

A concern was expressed by the Board about the construction traffic during the morning commute.

DIETRICH made a motion, with FAULKNER seconding, to approve the application with the following five waivers:

IXC. Certification, dated within 6 months, of a currently valid boundary survey by a land surveyor licensed to practice in New Hampshire.

IXE. The perimeter boundaries of the lot or lots of the proposed site, including compass bearings, distances, and lot areas.

IXG(partial). The height of all existing structures.

IXM. The 100-year flood elevation, floodway and floodplain limit shall be included where applicable.

XD. Landscaping requirements for parking lots over six spaces.

The vote was unanimous in favor of the motion. The voting members were Baschnagel, Faulkner, Esmay, Horning, Collier, Dietrich, and Hingston.

ESMAY made a motion, with HORNIG seconding, to approve the application with the following ten conditions:

1. A pre-construction meeting with DPW and Planning staff shall be arranged by the applicant prior to the beginning of construction.
2. Prior to any work being done in the street right-of-way, the applicant shall obtain an excavation permit.
3. Contractor parking shall not occur in any public or on-street parking space.
4. Construction activity producing noise audible at the property line shall be restricted to the hours between 7 am- 5 pm, Mondays through Fridays with occasional work taking place on Saturday.
5. All construction activity will be scheduled to minimize conflicts with other activities in the downtown. To that end, the applicant shall consult with the Chamber of Commerce regarding the construction schedule.
6. Access, egress, occupancy and hose connection provisions shall be maintained by the applicant in conformance with the provisions contained in the February 23 rd email from William Kitchel to Jeryl Frankenfield.
7. During construction, the applicant shall provide Hanover DPW with access to the existing sewer manhole which will be replaced.
8. Prior to any sewer-related work, a sewer bypass pumping plan shall be submitted to and approved by Hanover DPW.
9. On-site inspection of utilities and other site features may be required at the applicant's expense.
10. Maintenance protocol for stormwater management facilities shall be submitted to Planning and Zoning staff prior to occupancy.
11. Digital and hard copy site work and utility as-built plans in AutoCAD 2000 format or later with documentation of all utilities accurate to within 6 inches of actual location with separate layers for each type of utility, buildings, landscaping and unique site features shall be submitted.

The vote was unanimous in favor of the motion. The voting members were: Baschnagel, Faulkner, Esmay, Horning, Collier, Dietrich, and Hingston.

## **2. Residential Project- Discussion of comments from January meetings, Master Plan guidance, residential neighborhoods**

Upon reviewing the Neighborhood maps, the following suggestions were made:

- Remove the green Rural Neighborhood lines
- Identify BM & I zones
- Indicate year round residences in forestry district
- Remove "neighborhood" and use "area"
- Re-title map: existing conditions

Regarding the Residential Characteristics chart, it was suggested that typical density, lot sizes, frontages and setbacks, as well as "exemplar" attributes be added to the "Character" column. Forestry and other open space will be removed from the matrix. West Wheelock Street and Burton Road were identified as areas of change. The in-town neighborhoods will be added separately to the matrix.

Some concerns/suggestions from the public were:

- Park & Rides in Etna and Hanover Center

Encourage local sustainable agriculture  
Small stores in outlying areas  
Consider high speed internet as a service

The Board felt that the work should continue to focus on defining existing conditions- What is there now?

**3. Approval of Minutes:**

February 16, 2008- Esmay moved, with Dietrich seconding, to approve the minutes as written. The vote was unanimous with Faulkner, Hornig and Baschnagel abstaining. The voting members were Collier, Hingston, Esmay and Dietrich.

June 10, 2008-Hornig moved, with Hingston seconding, to approve the minutes with corrections. The vote was unanimous with Dietrich and Baschnagel abstaining. The voting members were Collier, Hingston, Esmay, Faulkner and Hornig.

July 15, 2008- Hingston moved, with Baschnagel seconding, to approve the minutes with corrections. The vote was unanimous with Dietrich abstaining. The voting members were Collier, Hingston, Esmay, Faulkner, Baschnagel and Hornig.

September 2, 2008- Esmay moved, with Baschnagel seconding, to approve the minutes. The vote was unanimous with Dietrich abstaining. The voting members were Collier, Hingston, Esmay, Faulkner, Baschnagel and Hornig.

January 20, 2009- These minutes, though voted on again tonight, were previously approved on February 10, 2009.

4. **Other business-** Barbara McIlroy expressed her frustration that the CIP is not being addressed by the Planning Office. She asked for support from the Board in moving this forward. The Board stated it too is concerned and will write a letter to the Town Manager. If each board member would like, they too may write letters.

5. **Adjourn-** The meeting adjourned at 10:05pm.

Respectfully submitted,

Denise D. Shibles

Recording Secretary