

**Planning Board
Board Room, Municipal Building 7:30 pm
March 4, 2008**

Members: Nancy Collier, Kate Connolly, Judith Esmay, Bill Dietrich

Alternates: Joan Garipay

Selectman Alternate: Bill Baschnagel

Staff: Vicki Smith, Jonathan Edwards

Others: See attached sheet

1. 07-20 Continuation of submission of application for design review by Dartmouth College Real Estate Office to redevelop a 38 acre site on the west side of Lyme Road by creating a 273-unit planned residential development and community center, on Map 49, Lots 1, 2, 3, 7, and 10, in the "GR-4" and "NP" zoning districts. Discussion to focus on expected traffic and school impacts.

Tim McNamara reported that the school enrollment study is incomplete due to the consultant's illness and will be presented at the next hearing.

Janet Choi, RSG, said the Park/Wheelock intersection has been added to the original study. Seven intersections are now being analyzed for congestion and queuing. Two different access schemes have also been analyzed: a five-curb cut and a four-curb cut access scheme. Ms. Choi reported that during the morning peak hour between 7:15 and 8:15 there will be 185 new trips and during the afternoon peak hour between 4:45 and 5:45 there will be 145 new trips. She explained that a queued car is a stopped car, not a slowly moving car.

The Park/Wheelock intersection will be the intersection most effected by the River Crest development, which will add about 4% to the morning volume and 3% to the afternoon volume.

BASCHNAGEL recalled the applicant's anticipation that River Crest residents will utilize alternate transportation methods. Mr. McNamara stated that discussions with Advanced Transit are continuing. COLLIER observed that incentives should be offered to induce people to use methods of transportation rather than cars. These incentives may have to be conditions of this project.

Betsy Sylvester said that an enlarged and grade-level round-a-bout in its present location would be visible through Kendall residents' windows. When she asked whether it might be relocated to the River Crest entrance, COLLIER stated the optimal location is yet to be decided. Susan Edwards stated the northern round-a-bout doesn't work well as it is too small.

COLLIER said the study on the Park/Lyme/Wheelock intersections should be finalized before the Board goes forward with this project. Mr. McNamara said the final report should be completed by the middle of May and will be reviewed with the Peter Kulbacki.

COLLIER asked if opening Dresden Road would change school drop off traffic patterns. GARIPAY stated it would only allow for entry and not an exit. COLLIER said she advised the staff to encourage the school's involvement in this issue.

ESMAY's motion to continue this hearing until March 18 was seconded. All voted unanimously in favor of this.

This hearing will be continued until March 18 with discussions to include interior transportation with Kendal connections, ownership of the roads, parking, sidewalks, round-a-bout feedback, and information from Bill Desch on trees and plantings.

2. 08-01 Submission of Application for Site Plan Review by Dartmouth College to improve Chase Field #3 and #4 by replacing a scoreboard and natural grass surfaces, installing irrigation systems and subsurface drainage, and erecting perimeter fencing at 4 Summer Court, Tax Map 34, Lot 102, in the "I" zoning district.

CONNOLLY stepped down. BASCHNAGEL joined the Board.

COLLIER stated this is a continuation of a matter heard last month.

Matt Purcell stated the College is proposing the following conditions, which are similar to conditions proposed for Scully-Fahey and Burnham soccer field. No non-athletic events requiring the sound system will be scheduled; the use of the sound system will be limited to announcements for the ongoing game and the National Anthem; no other music, commercials, or sponsor announcements shall be permitted at any time over the sound system with the exception of emergency announcements; no conventional air horns will be used on the Astro turf field; the sound system and simulated air horns will be allowed with volume control; simulated air horns may be used only by officials and during athletic events; no use of the public address system shall be permitted after 8:00 pm; Dartmouth College will upgrade the Chase Road drainage system in the event of drainage system failure during construction; there will be no lighting in the project except for the scoreboard, on which letters and numbers are lit internally; snow removal from the Astro turf field shall not occur between 9:00 p.m. and 7:00 a.m.; and an offsite parking shuttle service shall be provided in the event of large anticipated parking due to overlapping events.

Rod Finley explained field layouts; he said that a drainage system was designed in the late 1990s to handle the runoff at all of the Chase Fields. The calculations were based on the fields at that time, and very few of the fields have changed since. A detention and treatment facility was constructed on the east side of the project; a second detention and treatment facility is east of Scully-Fahey; a third detention and treatment facility is north of the Bose Tennis Facility. A one inch storm event will bypass the drain and will be infiltrated into the ground. Only larger storm events will be discharged.

Brian Austin stated the purpose of the windscreen is to encourage spectators to come inside the enclosure to attend the games and to provide athletes a better background against sun glare.

Mr. Purcell stated the scoreboard faces the stands and the speakers can be focused towards the stands as well. The fields are mowed three times a week, and a good faith effort will be made to refrain from scheduling mowing during lunch time.

ESMAY moved to accept the application as complete with eight waivers. FAULKNER seconded. All voted unanimously in favor of this.

FAULKNER moved to approve the site plan review with the following conditions; preconstruction meeting with Town Staff; construction activity producing noise audible at the property line will be restricted to the hours of 7:00 am to 5:00 pm Monday through Friday with occasion work taking place on Saturday; maintenance protocol for storm water management facility shall be submitted to Staff prior to occupancy; on site inspection of utilities and other site features might be required at applicants expense; independent code review may be required; digital and hard copy site work and utility as-builts shall be submitted; a drainage ditch will be cleaned and sodded on the south side of Chase Field; mowing of Chase #4 will be minimized at lunch time; within two years the irrigation system

be partially supplied by a well; and no conventional air horns will be used on Chase #3 and #4. DIETRICH seconded. All voted unanimously in favor of this.

3. 08-07 Submission of Application for Minor Lot Line Adjustment by Homestead Realty Trust, to annex .94 acres from land of Homestead Realty Trust, at 7 Ladd Road, Tax Map 2, Lot 69, to land owned by John and Kimberly Wilson, at 5 Ladd Road, Tax Map 2-139, in the "RR" zoning district.

BASCHNAGEL stepped down. CONNOLLY rejoined the Board.

Denis Mortiese said the lot line adjustment is intended to honor a longstanding commitment to dedicate land to Kimberly and John Wilson.

ESMAY moved to approve. CONNOLLY seconded. All voted unanimously in favor of this.

4. 08-04 Submission of Application for Site Plan Review by Psi Epsilon Association of Zeta Psi to construct a 2357 square foot addition and to increase occupant capacity to 21 beds, at 8 Webster Avenue, Tax Map 33, Lot 28, in the "I" zoning district.

Randy LaClaire said the project comprises necessary building repair and the addition of 21 beds. He explained the existing building, areas that will be reconstructed, and surrounding areas. Alan Saucier said parking will be provided along Old Tuck Mall Drive with a handicapped space at the end. There will be some down lights in both the front and back; flood lights presently installed will be removed.

ESMAY asked the number of beds presently provided. Mr. LaClaire said there are 16 beds. CONNOLLY said an additional three parking spaces will be required for the project. Mr. LaClaire stated the additional spaces are being negotiated with the College.

ESMAY moved to accept the application as complete with 2 waivers. FAULKNER Seconded. All voted unanimously in favor of this.

CONNOLLY moved to approve the site plan with 11 conditions. ESMAY seconded. All voted unanimously in favor of this.

5. Other Business:

COLLIER stated Robin Carpenter, Conservation Commission, has requested Planning Board support of a GIS Committee. He would like Mr. Edwards and a Planning Board member on the committee. CONNOLLY stated GIS is available at the regional level and the Regional Planning Commission should be utilized.

FAULKNER moved to establish a Geographic Information System Committee. DIETRICH seconded. All voted unanimously in favor of this.

March 11 is the next Planning Board meeting.; March 18 will be a continued hearing on River Crest. There will be no Planning Board meeting on March 25.

6. Adjourn: Meeting adjourned

Respectfully Submitted,
Erin Hammond, Recording Secretary
Judith Esmay, Clerk