

**Planning Board
Board Room, Municipal Building 7:30 pm
March 13, 2007**

In Attendance:

Members: Nancy Collier, Judith Esmay, Kate Connolly, Jim Hornig, Bill Dietrich, Michael Mayor

Alternate: Joan Garipay

Selectmen Alternate: Bill Baschnagel

Staff: Vicki Smith, Jonathan Edwards

Others: See attached sheet

AGENDA

- 1. 06-21 Continuation of submission of application for design review by Dartmouth College for a planned residential development with 123 units to be served by new roads at the corner of Grasse and Trescott Roads, Map 4, Lot 9 and 10, in the "GR" zoning district. This review will focus on access: vehicular, bicycle and pedestrian; sidewalks and trails and off-site traffic impacts; and site layout.**

Ms Smith stated the College contacted her a couple of weeks ago to let her know that the information the College intended to present at the meeting tonight would not be available until April 3, 2007. Ms. Smith stated the College would not attend this meeting and requests an extension until April 3rd.

**MAYOR made a motion to give the College an extension until April 3rd.
DIETRICH Seconded.**

Stan Colla asked if the agenda on the website could be altered to show that the College had requested a continuation. COLLIER stated the agenda could not be changed because the hearing is not continued until the Board votes to do so. Mr. Edwards added that action can be taken only at Planning Board meetings.

All voted in favor of Mayor's motion to continue the submission of application for design review and hearing until April 3, 2007 at 7:30 pm.

- 2. Discussion of planning priorities for 2007-2008**

COLLIER stated the zoning amendments, while not all voted on, are ready for hearing on March 20th. They cannot be changed, but may be discussed, and it is not too early to talk about next year's amendments.

COLLIER recalled there once was a zoning amendment review committee whose mission included reviewing all the zoning amendments proposed to the Board. This year the Board adhered to the November 15th deadline for submission of zoning amendments. The Board reviewed all amendment proposals received, but might well consider a more proactive stance in the future, taking initiative in the development of amendments.

CONNOLLY stated hilltops and ridgelines restrictions came embedded in a very complicated set of amendments. CONNOLLY stated the idea came in early, but the final proposal was a very complicated set of amendments which arrived at the eleventh hour.

COLLIER stated there is a need for a wetlands special sub-committee, whose charge would include looking at all the ways to control wetlands and recommending to the Board the best way to do it in Hanover.

COLLIER stated the Route 120 study is an ongoing regional effort that will take some considerable share of the Board's time. MAYOR stated there will be another meeting of that committee March 14 from 3 to 5 p.m. in the Board Room. COLLIER stated this will be a public meeting and everyone is welcome.

Affordable Housing

Bob Strauss, representing the Affordable Housing Commission, reported that the senior complex on Summer Street is under study now and that recommendations would probably suggest a zoning change in that area of town to accommodate redevelopment of the property. He stated there are a number of properties within the triangle described by Summer Street, Lebanon Street, and Park Street. He also stated he, Judy Brotman, and Bill Bittinger looked at what is known locally as the Green Ghost, the former motel on Summer Street across from the Lutheran Church. This property includes ten apartments, but current zoning would only allow two apartments. He stated a number between two and ten would be the right number. He estimated that 100 units are required to meet the needs of in-town seniors who cannot afford Kendal or other retirement home. COLLIER stated she didn't think this was a Planning Board issue yet; others must first consider the land use issues. Mr. Edwards suggested that the Affordable Housing Commission discuss a proposal to be made the Planning Board by November 15th. Ensuing discussion touched on lot sizes, grandfathering, parking, and lot coverage requirements.

COLLIER stated she has concluded that lot coverage requirements do little for neighborhoods. She recalled a study aimed at conforming the ordinance to set backs and lot coverages as they now exist rather than shaping zoning to emerging standards and visions of what neighborhoods might best become. After discussion, COLLIER stated this would be put on the list for further consideration.

Mr. Edwards stated in anticipation of this topic he asked Judy Brotman and Walter Mitchell to consider the ramifications of the grandfathering limitations. BASCHNAGEL suggested that if the Board is going to look at the land use implications and multi family apartment buildings the Board should start from scratch rather than just changing some wording or modifying the grandfathering rule. There was discussion on this.

CIP

COLLIER stated the CIP needs to be completed this year. She stated the Board had identified the in-town and out-of-town boundary, which could be used as a growth boundary but needs definition. She also stated the CIP might identify appropriate infrastructure on both sides of that boundary. Mr. Edwards stated there will be some areas that will be open for debate, such as Grasse Road Phase III and the eastern end of Greensboro Road.

MAYOR stated there are a couple of infrastructure issues he would like to see explored. He would like to look at the aquifers in Town and the proper use that might be made of them.

Mr. Edwards spoke of buying new software and hiring a new clerk; these would free up Beth Rivard to do the work that is necessary to tailor the software to the Town's particular operations. He stated this could be done for the next fiscal year, which starts in July. He also stated he and Myra Johnson have been revising the job description for the principal clerk. He stated that position did make it through the budget process and he is simply reassigning the money previously budgeted for the electrical inspector. Mr. Edwards stated the town had been advertising for an electrical inspector and only had two applications, both of which were only at a journeyman level. The Staff decided the money would be better used to hire a clerk.

GARIPAY stated there were what could be construed as loopholes in the current zoning, offering the wetlands regulations and lot coverage as two examples. Moreover, other parts of the zoning ordinance do not function as the Board intends. GARIPAY also reminded the Board that the Master Plan contemplates

changes for the Goose Pond area zoning. That area is currently in the "F" zone, which requires a 50 acre lot. Mr. Edwards stated the Master Plan recommends cutting the Goose Pond properties out of the "F" district and adopting zoning parameters tailored to present conditions in the camps along the pond. Mr. Edwards also stated it would have to be decided whether these camps would remain seasonal or become year-round. Board members discussed the expansion of non-conforming structures on the small lots around Goose Pond.

Hilltops and Ridgeline protection outside the Rural Zone

COLLIER stated that, in terms of priorities, it might be better to see if this amendment passes this year and, if it does pass, how the ordinance works in the Rural Zone before the Board applies it to other areas.

Changes to Subdivision and Site Plan Regulations

Ms. Smith stated she would like to see the following changes to the subdivision and site plan regulations addressed this year: lighting standards in site plan and subdivision, landscaping in site plans, what is meant by the 1000 square feet in the site plan waiver regulation, greater specificity in provisions that are exempted from site plan, and getting storm water provisions into both site plan and subdivision. She stated most of these are in the site plan regulations, but some are in the subdivision regulations. Ms. Smith stated the site plan regulations are outdated and need attention.

Storm Water Systems and Growth Boundary Ideas

HORNIG stated it would be a good idea to have Mr. Kulbacki show the Board where all the storm water in the downtown area goes.

COLLIER stated Joanna Whitcomb is the recently hired planner for the college. Mr. Edwards suggested having Ms. Whitcomb talk with the Board. COLLIER suggested asking her to do some of the work since she is probably familiarizing herself with the "I" zone. COLLIER suggested that Ms. Whitcomb might be told that the Board is studying priorities for the year and asked to take a look at the recent "I" zone study committee report and inform the Board about the college's priorities. Board members discussed this issue and the areas served by sewer and water.

Smart Growth Techniques

Baschnagel stated if the Board wants to apply smart growth techniques to the rural area then the Board is going to have to do away with the ten acre minimum lot size for all developments and replace it with something else. COLLIER stated that the ten acre minimum for major subdivisions serves the Town's goals for rural growth. The Board has given the rural area a lot of attention, less to the in-Town neighborhoods. She noted that the Board has not yet set the growth planning line.

COLLIER stated the priorities for this year are:

Storm Water Management

COLLIER stated the Board should use *Storm Water System in Town* as a teaching night and invite others. It was decided to have Mr. Kulbacki come speak on April 10th. All questions from Board members about the town stormwater drainage system should be emailed to Ms. Smith prior to the meeting night.

Site Plan and Subdivision items:

COLLIER stated Ms. Smith has been working on Site Plan and Subdivision items. Ms. Smith stated she didn't think all the items needed to be done together and she would rather see them done in chunks to focus deliberation.

Campus and Town Land Issues:

Mr. Edwards suggested an informal discussion with Joanna Whitcomb and Steve Campbell to identify opportunities for collaboration with respect to campus land use decision-making and the Board's "I" zone decision making. It was decided this is a priority, but would not be a top priority.

Defining Growth Boundary:

COLLIER stated that the maps for this work should rely on existing waste water lines and the new fire district boundaries. Discussion on this is tentatively scheduled for July.

COLLIER stated the Route 120 and wetlands studies will be proceeding concurrently.

Open Space Plan Update:

Ms. Smith stated the plan has been drafted with minor revisions. The major piece that needs to be done is the financial one. Some of what needs protecting has been updated and some of the wording has been changed. COLLIER asked if this had priorities. Ms. Smith stated it has ten conservation and recreation open space areas and they are all priorities. Ms. Smith stated the Open Space committee has been working on this and the revision hasn't gone to the Conservation Commission yet.

Lot Coverage in "GR" and "SR":

COLLIER stated this would be a great project for a student, who might pick five sample lots in both of the zones. Mr. Edwards stated one of the data sources that should be used is the research done by CONNOLLY when the current lot coverages were added to the ordinance. Her goal was to avoid making lots and structures nonconforming. Mr. Edwards stated if the parameters are tightened up there will be properties that will become nonconforming. CONNOLLY disagreed with Mr. Edwards that properties would be non-conforming if lot coverage was reduced even as low as 25%. She stated if setbacks are being subtracted it should only be the front setbacks. ESMAY asked if there were other ways to do this besides measuring lot coverages. Mr. Edwards stated he could not guarantee that he could find a student to take this on.

COLLIER stated that the college could begin work identifying institutional boundary issues and they could begin work on their "I" zone planning. She stated the CIP was in Mr. Edwards's hands. She also stated that the Board should work on relating the CIP to the growth boundary line. COLLIER stated there were other topics listed, but they did not seem to be high priority.

ESMAY stated work had been commenced by Burnt Rock Associates on a revision of the whole zoning ordinance from the perspective of the Master Plan. She stated she was reluctant to see that work lost and thought some structural changes to the ordinance were needed that would result in more cohesiveness in the ordinance. Mr. Edwards stated he had a loose leaf notebook with work done in it and anyone can look at it at any time. CONNOLLY said that she believed that the whole ordinance was going to be restructured.

COLLIER stated she thought it would be a good idea to print out a list of these priorities for everyone on the Board to have.

3. Other Business:

ESMAY stated she has received twelve sets of minutes going back to September 5, 2006. She asked for Board members' expectations. Mr. Edwards stated that ESMAY receives minutes that have been modified slightly with only grammatical changes made. He stated ESMAY's role is to edit content. He stated that while the minutes are not verbatim, they include much more than the law requires as a minimum. Mr. Edwards stated within those two limits ESMAY has ample choice as to how extensive the minutes will be.

Questions for Mr. Kulbacki when he meets with the Board to discuss stormwater management should be emailed to Ms. Smith.

Town Meeting will occur May 8.

4. Adjourn: Meeting adjourned at 9:50 pm

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