

**Planning Board
Board Room, Municipal Building- 7:30 pm
April 3, 2007**

In Attendance:

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

Alternates:

Selectmen Alternate: Bill Baschnagel

Staff: Vicki Smith, Jonathan Edwards

Others: See attached sheet

1. Public Hearing on Proposed Zoning Amendment:

COLLIER asked the staff to review the Wetlands Update dated March 21, 2007. Mr. Edwards said the amendment was originally conceived to add allowances for walkways, bridges and pedestrian trails and to clarify the uses allowed in the 25 foot inner wetlands setback, protecting wetlands from being development disturbances. It corrects language added last year that had an unintentional effect of allowing undesirable structures in wetlands.

COLLIER said the ordinance had been revised because Town counsel suggested wording that implemented the Board's intention. ESMAY asked if the changes had been reviewed by Walter Mitchell. Mr. Edwards stated the changes were written by Mr. Mitchell. ESMAY asked if the ZBA agreed with the changes. Mr. Edwards stated there hasn't been time to ask the ZBA directly. Arthur Gardiner, a member of the ZBA, stated that the proposed changes looked to be fine.

Doug McIlroy asked for an explanation on what is prohibited by the language "unless otherwise permitted all activities and structures are prohibited" which on its face would prohibit swimming. Mr. Edwards said staff has been enforcing the regulation in a commonsense manner.

HORNIG made a motion to send this amendment to town meeting warrant. DIETRICH seconded. All voted in favor of this.

2. 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, Lots 9 and 10, in the "GR-3" zoning district. This review will focus on access: vehicular, bicycle and pedestrian; sidewalks and trails and off-site traffic impacts; and site layout.

Tim McNamara stated the College has discussed transportation service to Grasse Road III with Advanced Transit. Fairly limited bus service to the Grasse Road area--two hours in the morning and two hours in the evening--would add \$30,000 or more to the cost of each home. The level of service that would produce a high rate of ridership would cost much more. The College anticipates that Advance Transit service to the area will occur in the future, but is several years away.

Mr. McNamara noted that the College's Rivercrest development is currently served by public transportation. Advanced Transit service to Rivercrest is very successful, and ridership in that area will increase with the addition of more units in Rivercrest. Accordingly, the College will postpone the development of the Grasse Road III project for a time and will accelerate the development of the Rivercrest project. The College still intends to donate land, some ten acres, at Grasse Road II to the

Town for recreation fields and is considering options for achieving that. Plans for Rivercrest are likely to come before the Board by late summer.

As to the affordable housing units intended for Grasse Road III, Mr. McNamara stated the college was open to discussing an equivalent number in Rivercrest, but it was unlikely to happen. Rivercrest is planned to meet only College and DHMC housing needs. Ms. Smith suggested that affordable housing might be the best use of the Grasse Road land donated to the Town. Mr. McNamara stated the Board of Selectmen would have to approve the delineation and dedication of the parcel before the College could move ahead. It was asked how much of the proposed land would be wetlands, and Mr. McNamara stated he would get that information.

HORNIG asked if the Affordable Housing Committee had been consulted. Mr. Strauss stated he learned of the College's intentions just today and will bring the matter to the Affordable Housing Commission meeting in two weeks.

Mr. Edwards asked if the College was withdrawing the Grasse Road III application. Mr. McNamara declined to make that commitment, but asked to confer with staff on the matter. Ms. Smith stated the Board would need the College's preference in writing.

COLLIER asked about access to the 10.2 acre parcel. Mr. McNamara stated the most feasible place seemed to be across from Camp Brook Common; a four way intersection could be constructed. The Board discussed other access points and the permits that might be required for such access.

ESMAY moved to continue this discussion to May 1, 2007. MAYOR seconded. All voted unanimously in favor.

3. Minutes January 23, 2007:

COLLIER stated this was one of the meetings that was not recorded. Ms. Smith prepared minutes from her notes and recollections of the meeting.

MAYOR made a motion to approve as amended. DIETRICH seconded. All voted unanimously in favor of this.

4. Other Business:

Wetlands Committee

Ms. Smith reviewed water resource protection policies in section 702 of the Zoning Ordinance. Ms. Smith said she has used the term "water resources" to include wetlands, water bodies, and intermittent streams. The State of New Hampshire will require information on vernal pools starting this summer, and the Board might choose to require the same information.

Rural Committee

COLLIER asked the Board for the best way to re-initiate the work of a Rural Committee in preparation for Town Meeting. CONNOLLY said that that group should be differently organized but the goals remain the same; the mission is to produce a zoning ordinance with enforceable restrictions. It was agreed to that the group should include two or three Planning Board members and a facilitator for these meetings. DIETRICH volunteered to work with the group; he and Mr. Edwards will seek a facilitator.

Topics for April 24th

There will be no meeting on April 17th. On April 24th, the Board will discuss wetlands policies, Rural Committee, stormwater management with Peter Kulbacki, and the idea of a regional forum on storm water.

- 5. Adjourn:** Meeting adjourned at 9:30 pm.

Respectfully Submitted,

Erin Hammond, Recording Secretary
Judith Esmay, Clerk