

**Planning Board
Meeting Minutes
April 6, 2010**

Board Members Present:

Kate Connolly, Michael Mayor, Jim Hornig, Judith Esmay, Charles Faulkner, William Dietrich

Alternate Members Present: Iain Sim

Staff Present: Jonathan Edwards, Vicki Smith

Public Present: Tim McNamara, Nancy Luebbert, Ellen Haun, Jay Barrett, Virginia Wallace, Cora Moses, Marie Wallace, Glenna Neily, Keith Ford, Woody Eckels

Minutes of March 2, 2010 and March 15, 2010

The minutes of March 2, 2010 were reviewed. With no additions or corrections, Kate Connolly made a motion to approve the minutes. Iain Sim seconded the motion. The motion was approved with Michael Mayor abstaining.

The Residential Committee minutes of March 15, 2010 were reviewed and approved by Judith Esmay and Bill Dietrich, the members present who attended the subject meeting.

10-11 Submission of Application for Site Plan Review by Dartmouth Printing Company, as Agent for The Sheridan Group Inc., property owner of record, to raise the roof elevation of approximately 5,000 square feet of the existing building. The property is located at 69 Lyme Road, Tax Map 49, Lot 9, in the "OL" zoning district.

Keith Ford, representing Dartmouth Printing, explained that a machine replacement will necessitate raising the roof over an area of 5000 square feet at the existing facility. There is virtually no exterior work planned. No civil engineer was employed and, therefore, waivers for a number of items have been requested. Keith prepared the documents submitted using existing information. The Board discussed this application at a previous meeting when Keith sought relief from having to come to the Board for site plan review.

Kate Connolly wanted to clarify that there will be no new noise or emissions. Keith assured her that two new exhaust stacks will be constructed and their emissions will run through a thermal oxidizer. The stacks will be identical to the existing stack and the existing stack will be removed.

Michael Mayor questioned whether the top of the roof would be visible from Lyme Road. Keith explained that the raised roof section is 95 feet from edge of building and that possibly the top edge will be visible. The staff recommendation that storm water remediation be undertaken prior to the issuance of an occupancy permit was discussed. Keith preferred the word "undertaken" to the word "completed" since it takes a full year to determine whether storm water systems are truly functional. He plans to have the storm water work done before Fall.

There are no expected interruptions to Lyme Road traffic as a result of the planned work. All staging and construction will occur in an area behind the building. The new machinery will

enter the building through the rear wall. A construction area and construction parking area will be designated.

Michael Mayor made a motion that the Board finds the application complete with the waivers listed on Pages 3 and 4 of the application and a waiver of the design review since the site is already developed. This motion was seconded by Charles Faulkner and unanimously carried.

Michael Mayor moved that application #P2010-11 for Site Plan Review by Dartmouth Printing Company, as Agent for The Sheridan Group Inc., property owner of record, to raise the roof elevation of approximately 5,000 square feet of the existing building be approved with the condition that remediation work for the storm water drainage system be undertaken prior to issuance of a certificate of occupancy for the building addition. The motion was seconded by Jim Hornig. The Board voted unanimously to approve the motion.

10-08 Submission of Application for Site Plan Review by Sigma Phi Epsilon Alpha Alumni & Volunteer Corporation to demolish and construct a new chapter house at 11 Webster Avenue, Tax Map 37, Lot 15 in the "I" zoning district. A portion of the access and parking improvements will impact 10 Choate Road, Tax Map 37, Lot 22, owned by Dartmouth College.

The final plan submission materials were not submitted ten days in advance of the hearing so a legal hearing on those materials cannot be held. Kate Connolly moved to suspend the hearing until April 20, 2010. This motion was seconded by Michael Mayor and unanimously approved.

10-06 Submission of Application for Minor Subdivision by Frank J. Barrett, Jr., Agent for the Ethel Hayes Estate, to divide an 11.4 acre parcel into two lots, creating a 2 acre lot and a 9.4 acre lot, at 122 Etna Road, Tax Map 29, Lot 12, in the "SR-2" and "RR" zoning districts.

Frank Jay Barrett, Jr. is helping the Hayes heirs with this project to subdivide the land. He also has a special interest in the setting of the Etna Library since he wrote the National Register of Historic Places Nomination for the Library. Jonathan Edwards excused himself from the front table as he has been heavily involved in development of the subdivision plan and the Town plans to add a handicapped access and expand parking at the Library and to site playing fields behind the Fire Station.

Jay explained the reason for the subdivision being that anyone interested in the farmhouse was not interested in land and vice versa. The Hayes heirs decided to subdivide the property to give the heirs the flexibility to work with Town and to sell the farmhouse. He highlighted the proposed subdivision line and noted that the Zoning Board of Adjustment has granted a variance for reduced lot frontage. A condition of that approval is that if the Town of Hanover does not acquire the land, the lot may only be used for a single family home. Any other use would mean another request to the Zoning Board of Adjustment. The reverter clause in the Library deed will be extinguished if the Town purchases the property. This reverter clause

would cause the land under the Library would revert to the Hayes property if the land were no longer used for a library.

The spring house behind the fire station used to serve the farm house. The Wallace property across the street is served by another well on the property. No one disputes this right to the water, but there is no clear deeded right. The current water supply for the Library was created in 1977 when a trench was dug to connect the Library with the fire station water line.

Jonathan Edwards stated that the Town has no intention to use the Library for anything but a library. The Town plans to merge the 9.4 acres with the Library land, thereby adding frontage. A boundary adjustment might be requested to add the 4.2 acre back land to the Trescott Ridge Wetlands.

Ellen Haun noted that it will be great to have handicapped access and more parking. She wondered where a house might be built if the land was not purchased by the Town. She wondered where on the plat the height of land was located.

Jay added a personal statement. In his opinion the Library is a gem of a building and this proposal will be a win-win situation for everyone. He noted that the landscape around the Library had been virtually unchanged for 100 years. This subdivision proposal will help preserve the landscape of this section of Etna and particularly the Library building.

Vicki recommended granting waivers for the contour lines and soil based data.

Michael Mayor made a motion to approve the waivers and to find that the application was complete. This motion was seconded by Jim Hornig and unanimously approved.

Michael Mayor made a motion to approve the application for Minor Subdivision by Frank J. Barrett, Jr., Agent for the Ethel Hayes Estate, to divide an 11.4 acre parcel into two lots, creating a 2 acre lot and a 9.4 acre lot, at 122 Etna Road, Tax Map 29, Lot 12, in the "SR-2" and "RR" zoning districts with three conditions:

- 1) That the language required in section 6.06 be added to the plat
- 2) That a note about the Wallace's right to the well be added to the plat
- 3) That extinction of the reverter clause accompany any deed exchange that results from this subdivision.

The motion was seconded by Jim Hornig and unanimously approved by the Planning Board.

10-07 Submission of Application for Minor Subdivision by Tim McNamara, Agent for Dartmouth College, to divide a 60,900 sq. ft. lot into two lots, creating a 45,192 sq. ft. lot including 1-3 South Balch Street, Tax Map 38, Lot 76, 5-7 South Balch Street, Tax Map 38, Lot 77, and 9-11 South Balch Street, Tax Map 38, Lot 78, and a 15,675 sq. ft. lot at 17-19 Valley Road, Tax Map 38, Lot 89, in the "GR-2" and "SR-2" zoning districts.

Tim McNamara explained that although shown on the tax maps, four lots do not exist. The existing lot is non-conforming because it has more than one principal building. The subdivision proposal addresses that concern and makes it possible to create a new lot for development of a single family residence. In laying out the new lots, Dartmouth found that all of the requirements could be met for zoning compliant lots except for the square box rule. Dartmouth sought and was granted a variance which would allow creation of this new lot without being able to fit the square box on the lot.

The property is in two zones, SR2 and GR2. The existing Valley Road duplex has been bisected by the zoning line. Dartmouth will move the duplex to the west 90 feet. The proposed lot is able to accommodate those eight units according to our zoning standards. The structures meet all setback and height requirements. The new lot on Valley Road meets the 15,000 square feet minimum lot size requirement for single family building lot in SR lot. The steep hill will be in the back of the duplex. The building will sit back into the hill. Dartmouth will need to do a low retaining wall or to move bulk heads to the sides of building and be positioned so there are no setback issues.

Nancy Leubbert said that there are lots of children in neighborhood. She was thinking about all the children who go sledding down those hillsides along Dana and Valley, and South Balch and Valley. She worried that the proposal will put buildings in the way of the sled runs.

Michael Mayor made a motion to find the application complete with the two waivers as requested. Jim Hornig seconded the motion. The motion was unanimously approved.

Kate Connolly made a motion to approve Dartmouth College's request to divide a 60,900 sq. ft. lot into two lots, creating a 45,192 sq. ft. lot including 1-3 South Balch Street, Tax Map 38, Lot 76, 5-7 South Balch Street, Tax Map 38, Lot 77, and 9-11 South Balch Street, Tax Map 38, Lot 78, and a 15,675 sq. ft. lot at 17-19 Valley Road, Tax Map 38, Lot 89, in the "GR-2" and "SR-2" zoning districts, with the condition that the plat not be recorded until the duplex has been moved to the west. This was seconded by Michael Mayor. The motion was unanimously approved.

Other Business

Residential Committee will hold its next meeting on April 15 at 2 PM in the Board Room. Work will begin on new zoning for the West End neighborhood. Carolyn Radisch and Peter Owens will attend the meeting.

Jonathan described current Bicycle/Pedestrian Committee work locally and regionally.

Meeting adjourned at 8:40 pm.

Respectfully submitted,

Vicki Smith

Scribe, pro-temps