

**Planning Board  
Board Room, Municipal Building – 7:30 pm  
April 8, 2008**

In attendance:

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

**Alternates:** Joan Garipay

**Selectmen's Alternate:** Bill Baschnagel

**Staff:** Vicki Smith, Jonathan Edwards

Others: See attached sheet

1. **Site Plan waiver request by Randall Mudge, agent for Church of Christ at Dartmouth, to make the main sanctuary entrance accessible by removing existing sidewalks and replacing with a ramped access from College Street and new sidewalk access from the driveway, at 40 North College Street, Tax Map 38, Lot 3, in the "T" zoning district.**

Pat Hill, of Randall T Mudge & Associates Architects, and Carla Bailey, of the Church of Christ at Dartmouth College, presented the waiver request. Ms. Hill said the project would affect less than 1,000 square feet. The use of the building would not change. DIETRICH asked what was being done on the side of the Church. Ms. Hill said they were replacing an existing asphalt ramp with a new sidewalk, steps and railing. ESMAY asked why trees were being removed. Ms. Hill said they obscured the front of the Church. Ms. Bailey added that the trees would be replaced by additional plantings.

ESMAY noted for the record that the project would have minimal impact.

**It was MOVED by ESMAY, seconded by MAYOR to approve the request for waiver of site plan review. The Board voted UNANIMOUSLY IN FAVOR of the Motion.**

2. **08-09 Submission of Application for Modification of an Approved Site Plan (Case No. P2004-10) by Simpson Development Corporation, as agent to Gros Ventre River Investment, property owner of record, to eliminate six triplex buildings and two 9-unit buildings within the Velvet Rocks Phase 2 development in favor of twelve single-family detached condominiums and six quadplex buildings at 38 Greensboro Road, Tax Map 1 / Lot 3 and 56 Greensboro Road, Tax Map 1 / Lot 6 in the "RR" and "SR-2" zoning districts.**

Dennis Marquise, Director of Development for Simpson Development Corporation, and Leslie Boulton, P.E. with Wae Design Group, PLLC, presented the application to replace four of the six approved triplexes in Pod 1 with eight single-family homes, and replace all of

the approved buildings in Pod 3 (two 9-unit, multi-family buildings and two triplexes) with six quadplexes and four single-family homes. Mr. Marquise said the footprint of the approved site plan would remain the same. The only substantive change would be the addition of four or six parking spaces in Pod 3. CONNOLLY asked if the building footprint coverage had been reduced. Ms. Boulton said yes, there would be more buildings with smaller footprints. Mr. Marquise added that the unit count would remain the same. MAYOR asked if any of the basement configurations would change. Mr. Marquise answered no.

MAYOR asked if there would be any impact to the subsurface water flow. Ms. Boulton said she was able to certify there would not be. The total impervious surface of Pod 1 would decrease .32 acres, but there would be no change to the road designs or drainage. All of the wetland impacts, permitted and approved, had already been completed. Mr. Marquise added that there would be no change in the approved plan as it pertains to the site work. GARIPAY asked about the schedule to clear the land. Mr. Marquise said Pods 1 and 2 had been cleared, graded, seeded, etc. Pod 3 had been cleared, but the stumps have not yet been removed.

COLLIER questioned the need for so many guardrails and whether more were proposed. Mr. Marquise said the guardrails were installed under the instruction of the Public Works Department. Additional rails were not proposed.

MAYOR asked for a response to the issue of site responsibility during construction which was raised during staff review in March. Mr. Marquise said Simpson is responsible, as the developer of the site. Mr. Edwards said he found Simpson Development Corporation to be very cooperative and responsive to issues raised during site construction of Pods 1 and 2. COLLIER asked if the condition of the previous approval, relative to Ray Lobdell's supervision of the project, would continue. Mr. Edwards said yes.

HORNIG asked why the changes were necessary. Mr. Marquise said the market was fluctuating. The project was attracting retirees who prefer smaller units with master suites on the ground floor. ESMAY asked if the change in potential clientele would require changes to the trails or recreation area. Mr. Marquise said no.

Roger Sloboda, of 150 Greensboro Road, asked if rock blasting/crushing and hauling on Greensboro Road could be limited to non-sleeping hours. Rich Howarth, of 2 Sausville Road, also expressed concern for the project's auditory impact. Mr. Marquise said the individual site contractor would determine the extent of rock crushing needed. Simpson would continue to work to meet the fairly stringent conditions imposed previously regarding hours of operation. Ms. Smith recapped a few of the conditions of approval of the original application:

- limited noise, audible beyond the property line, to 7:00 a.m. to 7:00 p.m., Monday through Saturday,
- noise resulting from rock crushing was limited to 21 days, Monday through Friday only, no earlier than 7:00 a.m., no later than 5:00 p.m., and not to exceed 60 dB at the property line, and
- rock crushing was also restricted to the area of the north end of Pod 1 or in the recreation field.

Mr. Marquise said those areas were no longer available and asked that the crushing operation be allowed at Pod 3. He further suggested the noise being heard was from an excavator with a hydraulic hammer. MAYOR suggested adding a condition to address the excavator.

Mr. Sloboda asked if it was standard to allow noisy construction activities on Saturdays. COLLIER said it was typical of Dartmouth projects. When Saturdays were not included, the projects ran longer. Ms. Smith said the hours of operation for the Life Sciences building were restricted to 7:00 a.m. to 5:00 p.m., Monday through Friday, with 10 Saturday workdays. Mr. Marquise pointed out that the Simpson project was not located in the middle of a residential neighborhood like so many Dartmouth projects. He proposed a 7:00 a.m. to 7:00 p.m. weekday construction schedule and 7:00 a.m. to 12:00 p.m. Saturday schedule. CONNOLLY supported the request with the proviso that rock crushing and other supremely noisy activities be restricted on Saturdays and recognized holidays.

Margaret Bragg, of 108 Greensboro Road, expressed concern for the Town's ability to enforce these conditions. Mr. Edwards said enforcement was conducted by way of admonition, fines, shut down, and/or to cease inspections. Sylvia Spitta, of 9 Dresden Road, reported that noise issues for this development had to be addressed weekly. The Town had no leverage to enforce the restrictions imposed originally. She suggested incorporating consequences of violating the conditions into the approval.

Hilary Pridgen, of 30 Etna Road, questioned whether Simpson was able to propose changes to the approved plan since the zoning had changed to restrict PRD's in the "RR" district. Mr. Edwards said the rights established at the time of the original approval would survive any subsequent amendment.

**It was moved by CONNOLLY, seconded by ESMAY, to accept the application for modification as complete. The Board voted UNANIMOUSLY IN FAVOR of the Motion.**

**It was moved by HORNIG, seconded by CONNOLLY, to approve 08-09 with the understanding that the following two conditions will modify Conditions #14 and #16 of the original approval:**

- 1. Construction activity resulting in heavy trucking or noise audible beyond the property boundary shall be limited to 7 a.m. to 7 p.m., Monday through Friday, and to 7 a.m. to 12 p.m. on Saturday.**
- 2. Use of a rock crusher and hydraulic hammer shall be limited to Monday through Friday only, and no earlier in the day than 7 a.m. and no later in the day than 5 p.m. There shall be no rock crushing and no use of the hydraulic hammer on Saturday, Sunday or legal holidays. The noise generated by the crusher shall not exceed 60 decibels at the property line. The rock crushing operation shall be undertaken in the area of Pod 3.**

**The Board voted UNANIMOUSLY IN FAVOR of the Motion.**

**3. 08-10 Submission of Application for Site Plan Review by Dartmouth College to redevelop Red Rolfe Field by replacing dugouts, bleachers, scoreboard, fencing and natural grass surfaces, modifying existing storm sewer system, and replacement in-kind of sanitary sewer piping at 26 South Park Street, Tax Map 34, Lot 16, in the "I" zoning District.**

CONNOLLY stepped down from the Board. BASCHNAGEL joined the Board.

The application was presented by John Scherding and Joe Broemel, of the Dartmouth College Planning, Design & Construction Office; Chris Drobat, from Lavallee Brensinger Architects; Tom Henagehn, from Gale Associates, Inc.; and Alan Saucier, of Saucier + Flynn Landscape Architects.

Mr. Broemel explained that the proposal was to improve the playing surface, to bring the field up to Division I athletic standards, and provide added playing time for the team. The use and location of the field would not change. Home plate would be moved back 8'. The distance between home plate and the backstop would be shortened to the minimum acceptable distance to reduce impacts to the parking lot behind the field. The two tennis courts and two basketball courts on site would be condensed down to one tennis court and one basketball court. This will reduce the amount of impervious area for the project. The press box would be moved from above the dugout to the top of the bleachers and would provide room for 8 or 9 people. A new scoreboard would replace the existing scoreboard in its current location.

Mr. Broemel indicated the proposed location of the bleachers and dugouts with storage areas. The bleachers would provide 380 chair seating and 247 bleacher seating, an increase of 127 seats over the existing conditions. That included 9 handicap seating, one of which would be located in the press box and accessible by a lift. The field design would also accommodate the use and storage of the 2 portable bleachers currently used in the end zone at football games. They hold 300 people each. Mr. Broemel explained the various exits, access routes to the bleachers, press box, chair seating, and restrooms. He said restrooms in Berry would be made available when the portable bleachers are in use.

A small PA system, intended for the benefit of the people in the bleachers, would be installed. 2'x2' speakers would be mounted on the poles that hold up the backstop netting. The speakers would be directed back toward the bleachers. There won't be any noise projected toward South Park Street.

A 10', black, vinyl-coated, chainlike material fence would be installed around the outer perimeter. Smaller 4' fences were proposed for the interior. The perimeter fence would provide screening from South Park Street and hold the same wind screen function as it does currently. A temporary, 30'x60' batter's eye (windscreen type material added to the perimeter fencing to enable batters to see the ball) was also proposed. This would be rolled up in the off-season.

Landscaping included hedge along the fence on South Park Street, street trees planted in a 5' draft strip on the street side of the sidewalk, and a 15' grassed area, fenced with hedge from the back of the lot to the fence. These were done in compliance with the Town's plan to widen South Park Street.

The installation of the artificial turf will include a 12" stone layer under the turf and flat panel drains sitting 6" up from the sub-grade. This will provide a 6" volume to store water, allowing it to infiltrate into the existing soil. Runoff from the flat panel drains would be directed toward the perimeter drains and on to the existing storm sewer system it flows to currently. The added storage volume and longer time of concentration to get to the outlet pipes will result in a runoff decrease of 18 – 40% from the site, depending on the magnitude of storm intensity. No irrigation is proposed. The only water necessity would be to spray down the pitcher's mound and the 2 bullpens. Snow removal would not apply to this project. It may be necessary to scrape off upper layers of snow or haul snow from the site if large amounts accumulate.

Mr. Broemel said the 4 existing lights on the field would be moved to meet the new field configuration. Emergency access to the field would remain the same.

MAYOR asked if the sod removed from the site would be recycled. Mr. Broemel said no, it would be transported to the FO&M pit. The top soils would be used as fill for other athletic fields. He offered to haul it to a local site used for a public need.

MAYOR asked of the impact on Park Street. Mr. Broemel did not have information on trip counts but said the impact would be very similar to the Floren project. Sod and soil removal would involve a couple weeks worth of hauling it in and out. BASCHNAGEL asked how much fill would be hauled off site. Tom Henagehn said it was unknown but would be limited to that which was necessary. Mr. Edwards said this project would involve much less dirt removal than the Memorial Field rebuild, which did not create any public complaints to the Planning & Zoning Office.

BASCHNAGEL asked about a copy of an email, submitted with the application that spoke about putting speakers on the press box or poles holding up the backstop. Mr. Broemel said the plan was to locate the speakers on the 30' backstop poles and angle them toward the bleachers. They would not be mounted on the press box. BASCHNAGEL asked if there would be speakers on the outfield foul poles. Mr. Broemel said that was included in the plans but they could live without them. ESMAY asked of the lighting along the sidewalk. Mr. Broemel said the street lighting would not change from existing. Two lights on the tennis courts would be removed. There were no plans to install lights for the field. Night games would not occur. HORNIG asked of the 4 lights proposed. Mr. Broemel said they would illuminate the main walkways to Floren and Leverone, or over to Chase Fields. John Schering added that the lights were part of the Floren application submission. They were being relocated to accommodate the bleachers and press box.

ESMAY asked of the landscaping details along the streetscape of South Park Street. Alan Saucier said the hedge would be fairly taut, upright growing evergreens planted tightly together. Their projected growth rate was 2 – 3" per year up to a maximum height of 8 - 10'.

The street tree planting, designed in concert with William Desch, the Town's Urban Forester, included a mix of 2 elm varieties. The red oak would remain. The outfield fence was designed to create a nice green-space at the corner by Leverone Field House. Mr. Saucier said the College hoped to locate memorial benches along the fence at the back of center field. BASCHNAGEL asked of the size of the elms. Mr. Saucier said the trunks would measure 2-1/2 to 3" and height totaling 12'.

Mrs. Stearns spoke in favor of the application but expressed concern for the use of the portable bleachers and the reduction of the basketball and tennis court areas. Brad Austin, from Dartmouth Athletics, said the courts were not used heavily by Dartmouth students, they were mainly occupied by children in the neighborhood.

Arthur Mudge, of 13 South Park Street, expressed concern for impacts of the view from his property and temperature moderation resulting from the air circulation from the field. Mr. Henagehn said the area of the existing press box would be cleared out, improving the view. He provided a picture of the view impact from Mr. Mudge's house. He further explained that heat from the turf field, generated on hot days, would dissipate quickly. The temperature at field level would be significantly different from the temperature 6' up off the field. Mr. Mudge asked of the height of the proposed structures. Mr. Broemel said the press box would be 23' in height, the new bleachers would be consistent with the existing bleachers, and the dugouts would be recessed.

Hugh Mellert, Chair of the Hanover Bicycle & Pedestrian Committee, said the Committee would support a streetscape plan that allowed for bike lanes on South Park Street.

**It was moved by MAYOR, seconded by ESMAY, to accept the application as complete with three waiver requests (boundary survey, perimeter boundaries, and existing and proposed public utilities). The Board voted UNANIMOUSLY IN FAVOR OF THE MOTION.**

COLLIER advised of conditions of approval proposed by staff which included:

1. A preconstruction meeting with Town Planning and DPW staff is held prior to construction.
2. Construction activity producing noise audible at the property line be restricted to the hours of 7:00 a.m. to 5:00 p.m., Mondays through Fridays, with occasional work taking place on Saturday.
3. A maintenance protocol for stormwater management facilities is submitted to Planning and Zoning staff prior to occupancy.
4. Annual reports of stormwater management facility maintenance are submitted to the Planning and Zoning Office.
5. On-site inspection of utilities and other site features may be required at the applicant's expense.
6. Digital and hard copy site work and utility as built be submitted.

Mr. Broemel agreed to the proposed conditions.

**It was moved by MAYOR, seconded by HORNIG, that the application P08-10 Red Rolfe Field Site Plan Review be approved with the following conditions:**

1. That a preconstruction meeting with Town Planning and DPW staff be held prior to construction.
2. Construction activity producing noise audible at the property line shall be restricted to the hours between 7:00 a.m. to 5:00 p.m., Mondays through Fridays, with occasional work taking place on Saturday.
3. The maintenance protocol for stormwater management facilities shall be submitted to Planning and Zoning staff prior to occupancy.
4. Annual reports of stormwater management facility maintenance shall be submitted to the Planning and Zoning Office.
5. On site inspection of utilities and other site features may be required at the applicant's expense.
6. Digital and hard copy site work and utility as built shall be submitted.

Mr. Sloboda asked why the work restrictions for this project differed from Simpson Development Corporation's Greensboro Road project. Ms. Smith said she thought the intent was to get the Velvet Rocks project finished more quickly, and the longer workday was requested by the applicant.

**The Board voted UNANIMOUSLY IN FAVOR of the Motion.**

4. **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 number of school aged children and design considerations.**

CONNOLLY rejoined the Board. BASCHNAGEL and HORNIG stepped down.

Tim McNamara, from the Dartmouth College Real Estate Office, and Russ Thibeault, President of Applied Economic Research, presented the findings of Mr. Thibeault's Rivercrest: School Enrollment Impact Analysis, dated April 2008. The scope of the analysis included review of the Hanover Master Plan, interviews with Mr. Edwards (Town Planner) and Dr. Wayne Gersen (SAU Superintendent), analyzed enrollment trends and projections for the district, the NH Housing Finance Authority school enrollment analysis, and SAU records of enrollment impacts from the Grasse Road subdivision, which is similar to the Rivercrest project.

Breakdown of main points deducted from the analysis:

- Hanover's population has been stable since the 2000 Census at just over 10,850 (including college students).

- The pace of residential construction in Hanover has slowed down in recent years, producing 10 new units/year since 2003.
- School enrollment trends, exclusive to Hanover students, has been stable since 2001. Using the Cohort Survival Technique of the existing enrollment, SAU is expecting declining enrollment going forward, from 1,600 in 2008 to 1,534 in four years.
- In 2007, Hanover's ratio of students/housing unit was .41 students/unit.
  - Ms. Smith asked if Hanover's housing unit total included Kendal and whether the school enrollment numbers included permitted projects and/or those in the pipeline to be permitted. Mr. Thibeault said the unit count did include Kendal. He offered to research and verifies whether undeveloped units were counted.
- Dr. Gersen has stated that the level of new enrollment, including all of the housing developments in the pipeline, could be accommodated within the existing system without expansion.
- Rivercrest's enrollment figures are double the state average based on the development's unique occupancy characteristics
  - smaller units targeted for Dartmouth/DHMC faculty and staff are likely to attract young families with school aged children
  - The predominant unit size will be 2-bedroom, which according to a State analysis should generate an average of .16 students/unit
  - The 3-bedroom units at Rivercrest would generate 1.02 students/unit.
- **END RESULT: Rivercrest's 273 units are estimated to generate 88 new students**

Ms. Smith asked how Hanover's demographics of people over 55 compared to State trends. Mr. Thibeault suggested Hanover's numbers were higher, but added that the senior numbers were offset by the college student numbers. Ms. Smith suggested Hanover generates more students per bedroom than other communities due to the reputation of the schools.

COLLIER asked if consideration was given to understanding capacities and the project's impact on them. Mr. Thibeault said yes. He projected that impact on the local schools would not be felt until the next decade due to the project's phased construction schedule. COLLIER asked for a comparison of the school's existing capacities versus the projected capacity at project completion.

Kari Asmus, School Board Member, suggested the enrollment projection for 2011 was off by 50 students and that the Ray School projections were incorrect. She said the Cohort Survival Technique is based on recent building growth and does take into account new permits. She further stated that the schools' efforts to address special needs students impacted the number of students that could be accommodated. Mr. Thibeault offered to double check his figures.

Mrs. Stearns suggested the only reason DHMC employees would choose to live across town from their employer would be to enable their children to attend Hanover schools. Mr. McNamara said approximately 46 of the 273 units would be designated to DHMC. He expects the DHMC demographics to match that of the College faculty/staff. CONNOLLY pointed out that the travel inconvenience was not part of the original Rivercrest agreement. When it was built it was located just down the road from the hospital and medical school.

GARIPAY said the Cohort Survival Technique could project out about 3 years. Beyond that the numbers become less reliable. Rivercrest's greatest impact will be on the elementary schools.

Ms. Pridgen urged the Board to require playing fields for use by the Recreation Department for younger children on this property. CONNOLLY reported that Town Meeting would be asked to vote to allow the Town to accept 10.2 acres on Grasse Road from the College to be devoted to playing fields. COLLIER said accessibility is a key issue with respect to fields. The Board should still consider fields for this project.

The Board agreed to meet May 27, 2008 and June 17, 2008 for further review of the Rivercrest project.

**It was moved by ESMAY, seconded by MAYOR, to continue preliminary review of the Rivercrest development to May 27, 2008. The Board voted UNANIMOUSLY IN FAVOR of the Motion.**

**5. Approval of Minutes:** 7/3/2007, 8/28/2007, 9/4/2007, 10/2/2007, 11/13/2007

Review of minutes was postponed.

**6. Other Business:**

Mr. Edwards updated the Board on the high school football field use issues. Members of the school and its neighbors are meeting to reach resolution.

HORNIG thanked CONNOLLY for the judicious statements in the press about Lebanon's inexplicable Route 120 Corridor Study decision. CONNOLLY said an unfortunate disconnection was made.

The Board briefly discussed the sale of the Fullington Farm property.

Ms. Smith advised of a Notice of Regional Impact the Board received about the Trammel Crowe property (252 units). The Board agreed to reiterate concerns expressed in a previous response to a Notice about this project.

**Adjourn:** The meeting adjourned at 10:30 p.m.

Respectfully Submitted,

Beth Rivard  
P&Z Administrative Assistant