

**Planning Board
Board Room, Municipal Building 7:30 pm
May 1, 2007**

In Attendance:

Members: Nancy Collier, Kate Connolly, Michael Mayor, Jim Hornig

Alternates:

Selectman Alternate: Bill Baschnagel

Staff: Jonathan Edwards, Vicki Smith

Others: See attached sheet

- 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, Lots 9 and 10, in the "GR3" zoning district. This review will focus on access: vehicular, bicycle and pedestrian; sidewalks and trails and off-site traffic impacts; and site layout.**

COLLIER reported receipt of the College's written request for continuation until the first meeting in June.

Hornig made a motion to continue this application until June 5 at 7:30 pm. MAYOR seconded. All voted unanimously in favor.

- 2. 07-05 Submission of application for public hearing and request for modification of approved site plan (P2006-08) by Dartmouth College for construction of an electrical and telephone/communications extension to serve the North Campus area, including realignment of underground duct bank network associated with Vail-Remsen addition and a new extension to connect to the Dewey Field area at Dewey Field Road, Tax Map 38, Lots 11 and 15, in the "I" zoning district**

CONNOLLY stepped down. BASCHNAGEL joined the Board.

Jona Roberts and Russell Rohloff presented the application for modification of an approved site plan. Mr. Roberts stated the original site plan, approved May 2, 2006, included approximately 500 linear feet of underground duct bank to extend electrical and communication cable. The College now requests site modification in order to accommodate another project in the same area: rerouting electrical and communication cables and extending them to the Dewey Field area. The College seeks a number of waivers in the application.

Mr. Roberts explained that the utilities are planned to extend to the Facilities Operation and Management shop. MAYOR asked about silt sacks, and Mr. Rohloff said they are catch basin protection devices. HORNIG asked if the silt sacks have to be serviced. Mr. Rohloff stated that silt sacks are temporary erosion control measures that need to be inspected after every storm.

BASCHNAGEL asked how these utilities are currently being provided to the area. Mr. Roberts stated the utilities are currently routed through Strassenburgh.

MAYOR made a motion to accept the application as complete with eight waivers: boundary survey, description of structures, circulation plan, plan for exterior lighting and signs,

floodplain information, landscaping plan, snow removal and storage plan, and parking and loading spaces. HORNIG seconded. All voted unanimously in favor of this.

COLLIER reminded the Board of two conditions imposed on the previous approval: that construction activities creating noise audible at the property boundary not occur before 7:00 am or later than 5:00 pm. and that digital as-builts be submitted upon completion of the project in a format satisfactory to the Director of Public Works. The applicant agreed to both conditions for this application.

MAYOR made a motion to approve the request with the two conditions. HORNIG seconded. All voted unanimously in favor of this.

3. 07-04 Submission of application for public hearing and site plan review requested by Dartmouth College for construction of approximately 650 linear feet of steam tunnel and chilled water line extension to serve the North Campus area at Dewey Field Road, Tax Map 38, Lots 11 and 15₂ in the "I" zoning district.

Jona Roberts stated this project will enable future use of utility services in the north campus area. He explained the College plans to extend presently existing tunnels. The College requests waivers.

MAYOR stated this is a more extensive excavation that includes breaching the wall just west of Kellogg. He questioned Mr. Roberts about the area of excavation and the location of the tunnel, asking if the wall would be disturbed. Mr. Roberts said it would not, but that the stairway would be disturbed. Mr. Roberts described the tunnel, and Mr. Rohloff explained the excavation, stating that all the utilities are installed at the bottom.

HORNIG asked how the current system functions and the amount of insulation required for the new tunnel. Mr. Roberts responded that the new system is quite different; all lines are insulated.

BASCHNAGEL asked why the College did not consolidate all utilities in tunnels rather than in separate conduits. Mr. Roberts replied that the project is driven by economics.

Mr. Roberts stated that the College proposes to conduct the work from 7:00 am to 5:00 pm with occasional weekend work with advance notice to the Planning and Zoning staff and neighbors. COLLIER stated the College's April 5 memo states work would not start until 7:30 am. To conform the projects to a single standard, it was decided work on this project would take place 7:30 am to 5:00 pm Monday through Friday with authorized Saturday hours noticed in advance. Mr. Roberts said the College intends to start at the end of May and expects to complete within 180 days.

HORNIG asked if the project would involve major disruptions in traffic. Mr. Roberts said it would, chiefly affecting staff and faculty from the Medical School and surrounding buildings, but that there would be reduced parking needs because of the summer school session.

MAYOR made a motion to accept the application as complete with eleven waivers: boundary survey, perimeter boundaries, circulation plan, plan for exterior lighting and signs, floodplain information, landscaping plan, description of structures, off street parking spaces, hand-capped accessible spaces, loading spaces, and snow removal and storage plan. HORNIG seconded. All voted unanimously in favor of this.

Ms. Smith read an e-mail from Peter Kulbacki dated April 11th regarding conditions. Mr. Roberts said the terms are agreeable to the College.

MAYOR made a motion to approve the application submitted by Dartmouth College for construction of approximately 650 linear feet of steam tunnel and chilled water line extension to serve the North Campus area at Dewey Field Road, Tax Map 38, Lots 11 and 15, in the "I" zoning district as shown on plans entitled *Site Plan for Dartmouth College North Campus Utility Extension Steam/Chilled Water Hanover, New Hampshire* prepared by

Pathways Consulting, LLC, Project number 11015-01, dated 4/03/07. The project was approved with the following conditions:

- 1) Given the depth of the sewers, any sewer crossing which is not either ductile iron or PVC shall be videoed to determine if it needs to be lined. This shall be verified prior to construction.**
- 2) At least 72 hours in advance of the initiation of construction activities, a pre-construction meeting of the contractor, owner, and Town Department of Public Works and Planning and Zoning staff shall be held on-site to discuss the construction sequence, Town requirements, erosion controls, project contact personnel available 24 hours per day and a preliminary construction schedule.**
- 3) Construction activities with noise audible at the property boundary shall not occur before 7:30 am or later than 5:00 pm.; these activities may take place Monday through Friday and on Saturday with prior notice to abutters and Planning and Zoning staff.**
- 4) Digital as-builts in a format satisfactory to the Director of the Public Works Department shall be submitted to Planning and Zoning staff upon completion of the project.**

BASCHNAGEL seconded. All voted unanimously in favor of this.

BASCHNAGEL stepped down. CONNOLLY rejoined the Board.

- 4. 07-06 Submission of application for conceptual plan review for subdivision of a lot with the existing 42 unit apartment building and site plan review of a new lot to be created for a 15 unit multi-family housing project, on land owned by the Penfield Family Ltd. Partnership- New Hts Inc., located at 8 Reservoir Road, Tax Map 44, Lot 4, in the "GR-2" zoning district.**

Rod Finley explained that the project name is Curtiss Court. He used maps to point out adjacent roads and existing land use. He stated the existing apartment building will remain at 42 units. The Penfields have decided to construct a multi-family housing project as there is insufficient land to develop a plan with the open space needed for a planned residential development. The use of modular units will speed up construction and keep the units relatively affordable. Plans were presented at a neighborhood meeting about a month ago and a fruitful discussion followed. The plan has no access off Curtiss Road, but there is good access for the Fire Department, which is located directly across Route 10. Mr. Finley explained how the density (15 units) was calculated.

Aaron Osofsky, a neighbor, expressed concern about foot traffic, since the residents of Chandler Drive should be able to cross Route 10 and walk to school. He envisions the area as a walkable neighborhood and wishes to keep setbacks uniform. COLLIER noted that at this early stage of informal review of the project, notice to abutters is not required; State law does require abutter notification for the design review and final phases.

Mr. Finley stated the building footprint is still being worked on; the Board discussed building setback and height. Mr. Edwards asked if the impervious surfaces had been looked at. Mr. Finley stated yes and the project was well under the lot coverage maximum.

MAYOR asked whether the Penfields have an interest in the abutting Hanover Terrace property, which may be converted to some other use at some point. COLLIER asked if the driveway could be shared with Hanover Terrace. Mr. Finley stated the driveway is shared with 45 Lyme Road access; additional users would cause confusion. Mr. Finley described the neighbors and their interests. Mr. Edwards stated the Co-op is considering changing their lot and pursuing sharing the entrance to 45 Lyme Road. He stated it is desirable to reduce curb cuts there.

COLLIER asked whether the new units would include balconies or any exterior patios, which bring life to exterior of the building. Mr. Finley stated he would relay this to Elizabeth Church, project architect. The Board discussed walkways, the appearance of a third floor and the use of that space for storage rather than for living space, and the proposed handicapped accessible unit. Each unit is about 1100 square feet.

Ms. Smith asked about public recreation space for children of the neighborhood. Dr. Osofsky stated the play space at the Ray School is pretty ample; children also play in the street on Dresden Road because it is blocked off.

Ms. Smith stated Bob Strauss wanted to know if there was a chance of getting any of the new units formalized as affordable housing. Mr. Finley stated he would check into this. His plan is to submit to the ZBA for a special exception for a multi-family dwelling in the "GR-2" district at the end of May. About three days later, he intends to file for site plan review and subdivision. COLLIER asked about a PRD. Mr. Finley stated the land would be subdivided but would not be developed as a PRD for economic reasons.

5. Voluntary merger request by Ronald and Carol Keenhold:

Ms. Smith stated the College has for some time owned a small piece of land on Kingsford Road. Ownership of this land has now transferred to the Keenholds, by deed presented to the Board. The Keenholds now wish to merge this lot with their house lot.

MAYOR made a motion to approve the voluntary merger of the properties. CONNOLLY seconded. All voted unanimously in favor of this.

6. Other business:

The Wetlands Committee meets May 2nd in the Board Room.

The Rural Committee is on the agenda for May 15th for discussion of the work of the committee and possibly the establishment of the committee.

Tuesday, May 8th is Town Meeting.

There will be no Planning Board meetings on May 22nd and the 29th.

The Wetland Regulations Update Committee meets Wednesdays at 10:00 am.

The Route 120 meeting is on May 23rd.

The Board discussed recruiting persons to serve as alternate Planning Board members.

7. Adjournment: Meeting adjourned at 9:07 pm.

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