

**Planning Board
Board Room, Municipal Building at 7:30 pm
May 15, 2007**

In Attendance:

Members: Nancy Collier, Michael Mayor, Jim Hornig, Bill Dietrich, **Alternate:** Joan Garipay

Selectman Alternate: Bill Baschnagel

Staff: Jonathan Edwards, Vicki Smith

Others: See attached sheet

Master Plan Implementation Discussion: Organizing a committee to continue Master Plan implementation in the rural area of Town

COLLIER directed the Board's attention to the April 25th Project Scope for continued Master Plan implementation in the rural area of town. COLLIER stated this draft focused on environmental underpinnings of land use regulation. She stated there had been discussion about hiring a consultant. A consultant had offered a proposal to do work that was not exactly what the Board was looking for.

Study Area

COLLIER stated there were still unresolved issues. She asked if the "F" zone should be included. There was discussion about uses that are allowed in that area and whether those activities should be allowed to continue.

GARIPAY asked what the threat to the "F" zone was. COLLIER summarized the current land use controls in the "F" zone: 50 acre minimum lot sizes and no new roads. These restrictions do not limit building size or the location of development on the lot.

MAYOR asked for the difference between a road and a drive. Ms. Smith stated a road could serve more than three houses.

BASCHNAGEL stated *Table 204* should be included in the "F" zone revisions. He thought serious time and consideration are needed to accomplish the changes contemplated in the Master Plan. The Board decided the "F" zone should be included in the study.

There was discussion about whether the "SR" zone should be included in the study as well. Monte Clinton asked for a description of the "SR" zone. Mr. Edwards explained the "SR" zone was a strip that ran along Greensboro Road to Trumbull Hall. There was discussion about the differences between the "RR" zone and the "SR" zone. Mr. Edwards stated that whatever the Board works out for the "RR" zone can form a background for what the Board wants to do in the "SR" and "F" zones. Ed Chamberlain stated the "BM" zone should also be looked at on the south side of Mink Brook. COLLIER stated while the focus is on the "RR" and "F" zones all the abutting areas will be looked at.

Anne Morris stated both the "RR" and "F" zones should be looked at simultaneously. COLLIER said the Board recognized the abutting areas should be looked at as a secondary issue after the "RR" and "F" zones have been taken care of.

Approach:

Mr. Edwards stated there are two approaches for using a consultant for the rural work could serve as resource person and as facilitator. He suggested Glenn Garver as resource person who would expect to be paid for his time. The Board discussed a facilitator for this work. Mr. Edwards stated if a consultant

were chosen then there would be budget issues. The consensus of the Board was that Glenn Garver would be the resource consultant and the staff would find a facilitator.

COLLIER stated two or three Planning Board members should be involved in the rural work. She said the ZBA and the Conservation Commission could decide how many of its members each group would wish involved. COLLIER stated there should be two or three people from each group along with four or five residents to make up the committee. Mr. Edwards suggested running a transaction ad to recruit residents, and Anne Morris suggested sending a letter to the editor of the Valley News for that purpose.

Ann Morris spoke of the Rural Area Survey that was done years ago and stated it was probably outdated now. Ms. Morris stated everyone living in the rural area should be encouraged to follow the process of developing zoning amendments even though there would only be a small working group of Board members and residents. BASCHNAGEL stated this was also a good opportunity to find the future generation of Planning Board members.

There was much discussion on the problems of having too large a committee. Ed Chamberlain suggested that the Rural Study meetings be run like Planning Board meetings with notice and minutes made widely available.

Schedule

BASCHNAGEL stated that 12 to 14 meetings might be required to accomplish all the goals and that the Planning Board should create a realistic scope that can be accomplished in that time. Mr. Edwards stated the scope should focus on natural resource issues only. There was discussion about how the group would select a chairperson.

Policy Questions for Rural Hanover

COLLIER stated that the thrust of the work was to integrate natural resource protection into the land use regulations for rural Hanover. She said this effort should not get into some of the philosophical questions that have been raised in previous work for the rural area. It was suggested that "natural resources" be used in preference to "environmental" as the latter exceeds the scope of this study. The Planning Board agreed the wording should be changed.

COLLIER stated she did not think Policy Questions needed to be kept in the draft scope.

Issues for Study

There was extensive discussion on the following items, and the Board placed them in the following priority order:

- Protection of high resource value lands (moderate resource value land lands too?)
- Consideration of Wetlands Committee results
- Competing natural resource interests on same parcel and across the zones
- Land uses/activities to encourage, to discourage, and to prohibit (to include roads)
- Administrative costs and feasibility for Town and applicant

Ms. Smith stated it was important to get closure on some of the natural resource questions and also the issue of new roads. Ms. Smith stated both of these topics were important determinants of the development future of rural Hanover for next year. There was discussion about whether roads would be considered as committee work this year.

COLLIER suggested adding back *Possible Results*, shown on an earlier draft and including specific zoning changes, site plan and subdivision regulation revisions, findings relevant to the Capital Improvements Program (CIP), and unresolved proposals that need further study. COLLIER stated roads could be added to the possible results or unresolved proposal categories. BASCHNAGEL stated the results would

necessarily be brought to the Board for consideration. The consensus of the Board was to add *Roads and Driveway Access* to this study scope this year. Mr. Edwards stated he did not think that the Board should go too far into *Land Use and Resource* issues at this point as they would be the basis for later decisions. He stated the challenge to the working group was to define the resources and to develop the parameters for their use and protection.

COLLIER stated she thought the Board had developed a good package. She suggested a Wednesday 7:30 p.m. meeting time for the first meeting; thereafter the group can decide what day and time works best for their meetings. BASCHNAGEL suggested that evening meetings would encourage the broadest range of participation.

The first meeting will be Wednesday, May 30 at 7:30 pm at Trumbull Hall. This meeting will be the kick off meeting to form the Committee and inform the public of the work. MAYOR volunteered to serve on this committee. FAULKNER may be able to join, and COLLIER will sit as a third person. There will also be a resource person from the Planning Office at these meetings.

There was discussion on having the facilitator at the first meeting. COLLIER asked Ms. Smith to get some of the background information to the Planning Board before this meeting.

BASCHNAGEL suggested COLLIER write a charge to help keep this new group focused on Planning Board expectations by the end of September. COLLIER stated she would also set an agenda for the first meeting. Hilary Pridgen asked that minutes be kept for these meetings. BASCHNAGEL stated minutes were required by law.

Other business:

The next Route 120 Study meeting is Wednesday, May 23rd at Lebanon City Hall at 5:00 p.m. at which the most comprehensive mapping effort of the corridor area to date will be presented. Board members discussed the Route 120 Study, further growth in Hanover, traffic, and the possible development of future corridors.

BASCHNAGEL stated the logging had been completed for Gile Tract. The next Planning Board meeting will be June 5th.

Adjourn: The meeting adjourned at 9:30 pm.

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