

**Planning Board  
Board Room, Municipal Building – 7:30 pm  
May 20, 2008**

In attendance:

**Members:** Nancy Collier, Judith Esmay, Charles Faulkner, Jim Hornig, Michael Mayor

**Selectmen's Representative:** Kate Connolly

**Alternates:** Joan Garipay

**Staff:** Vicki Smith, Jonathan Edwards, Debbi Franklin

Others: See attached sheet

- 1. Request for site plan waiver by Dartmouth College to replace the steam main serving Thompson Arena and a duct bank, to add a telephone manhole on the west side of Thompson Arena and to replace the electrical and communications duct banks between the existing manholes on the side of Leverone Field House and to the east side of Thompson Arena, at 200 Lebanon Street, Tax Map 34, Lots 16 and 102, in the "I" zoning district and Tax Map 34, Lots 111 and 112 in the "RO" zoning district.**

Ken Packard from Dartmouth College presented the waiver request. He said the current steam main is 30 years old and has failed to the point of causing health and safety concerns. The replacement steam main will run from Leverone Field House to Thompson Arena. Mr. Packard said Dartmouth is looking at options for directional drilling to accelerate the project by not having to open the road. The size of the pipes may preclude this option. If directional drilling is not possible, Dartmouth will work with Peter Kulbacki and Mike Chase to arrange for traffic rerouting.

MAYOR asked about the time frame for this project. Mr. Packard answered that they plan to begin after class reunions are over and finish before school starts in the fall.

MAYOR asked if directional drilling was being considered for both the steam project and the power communications project. Mr. Packard said if they were unable to do directional boring for the largest piece of the project, they would not use it all. MAYOR pointed out that the tunnels seem to be quite distant from each other. Mr. Packard agreed, but stated that their traffic plan would leave one lane open throughout the project. The loop in front of Leverone would be utilized to alleviate traffic delays. Ms. Smith suggested that Mr. Kulbacki and Mr. Chase would prefer that the work run perpendicular across the road, instead of diagonally. Mr. Packard said that would be worked out with the Public Works staff.

CONNOLLY asked if there were plans to install fiber optic cable. Mr. Packard said yes, that would be included in this project.

ESMAY inquired about the prognosis of the new steam main and whether it would last another thirty years. Mr. Packard stated that it would last at least another thirty years, possibly up to fifty.

COLLIER asked if the new Site Plan exemptions were adopted, would it be necessary for the Board to review this application. Ms. Smith answered that she suspected it would, as there would need to be coordination with Public Works.

**FAULKNER made a motion to grant the waiver to replace the steam main. MAYOR seconded. All voted unanimously in favor of this.**

- 2. 08-17 Submission of Application for Modification of an Approved Site Plan (Case No. P2007-17) by Penfield Family LTD Partnership, to relocate access drive, drainage facilities, and landscaping at 8 Reservoir Road, Tax Map 44, Lot 4, in the "GR-2 zoning districts.**

Rod Finley from Pathways Consulting LLC presented the application. He explained that they are hoping to appease a neighbor and to settle an appeal from Alex Iskandar by relocating the entrance to the parking lot of 4 Curtiss Road. This is a negotiated change that, if approved, will alleviate the appeal.

MAYOR questioned the position of an arrow on a plan submittal that looked as if the traffic flow would be on the left side of the road. Mr. Finley explained that was the direction of storm water flow. Discussion of the traffic pattern onto Lyme Road followed. COLLIER commented that the revised traffic pattern was an improvement. ESMAY concurred.

Mr. Edwards inquired as to the construction start date. Mr. Finley said he expected it would be within a week or two.

COLLIER asked about lighting and landscaping changes. Mr. Finley replied that no lighting or landscaping had been added or removed. CONNOLLY pointed out that the warning mentioned landscaping changes. Mr. Finley stated that the only changes would be replacing some red maples with something that William Desch favored more, probably elms.

COLLIER asked about an email from Peter Kulbacki in support of the project but requesting drainage and sidewalk changes. COLLIER questioned whether the Board should address the sidewalk issue, since it was not noticed for the current hearing. A lengthy discussion regarding sidewalks followed.

**ESMAY mved the application for waiver complete. CONNOLLY seconded. All voted in favor.**

**CONNOLLY moved to accept the modification of the site plan as discussed. FAULKNER seconded.** Ms. Smith requested that directional signs be posted since painted arrows cannot be seen in the winter. CONNOLLY asked if these suggestions could be clarified or did they need to be part of the motion. A lengthy discussion regarding signs followed. **The Board voted unanimously in favor of the Motion.**

- 3. 08-11 Submission of Application for Minor Lot Line Adjustment by South Street Downtown Holdings, Inc., to annex 6,235 sq. ft. from 14 South Street, Tax Map 34 / Lot 48, to 5 Sargent Place, Tax Map 34 / Lot 55 in the "D-1" zoning district.**

**08-12 Submission of Application for Minor Lot Line Adjustment by South Street Downtown Holdings, Inc., to annex 7,330 sq. ft. from 18 South Street, Tax Map 34 / Lot 49, to 5 Sargent Place, Tax Map 34 / Lot 55 in the "D-1" zoning district.**

**08-13 Submission of Application for Minor Lot Line Adjustment by South Street Downtown Holdings, Inc., to annex 3,460 sq. ft. from 3 Sanborn Road, Tax Map 34 / Lot 51, to 5 Sargent Place, Tax Map 34 / Lot 55 in the "D-1" zoning district.**

John Caulo of Dartmouth College showed a PowerPoint presentation of the proposed lot line

adjustments. He said following their approvals, the College will voluntarily merge lots 46, 56, 57, and 123 (of Map 34) to the adjusted lot M34/L55, resulting in a lot size of 1.14 acres.

ESMAY questioned whether the merger of the lots was proposed for this meeting. Ms. Smith explained that voluntary mergers could be done at any time.

There was a lengthy discussion about parking.

**MAYOR made a motion to accept the application as complete. HORNIG seconded. The Board voted unanimously in favor of the Motion.**

**MAYOR made a motion to approve the request for minor lot line adjustments to Tax Map 34 / Lot 48; Tax Map 34 / Lot 49; and Tax Map 34 / Lot 51. FAULKNER seconded. The Motion was passed by unanimous vote.**

**4. Informal discussion with South Street Downtown Holdings, Inc. about a proposed new commercial building at 4 Currier Place.**

John Caulo of SSDH presented an informal proposal for project to expand Hopkins Center. It will require extensive, temporary relocation of several uses. SSDH considered several options for temporary locations, but a better solution seems to be the construction of a permanent commercial building that could, in its initial occupancy, satisfy those uses. A formal site plan for this project will be presented to the Board on June 3<sup>rd</sup>.

**5. Other Business:** None

**6. Adjournment:** The meeting adjourned at 9:25 pm.

Respectfully Submitted,

Debbi Franklin, Planning & Zoning Clerk