

**Planning Board
Board Room, Municipal Building 7:30pm
May 27, 2008**

Members: Kate Connolly, Michael Mayor, Charlie Faulkner, Nancy Collier, Judith Esmay

Alternates: Joan Garipay, Michael Hingston

Staff: Jonathan Edwards, Vicki Smith, Denise Shibles,

Others: Tom Linell, Rebecca Smith, Joan Barchdal, Betsy Sylvester, Genevieve Williamson, Roger McWilliams, Midge Guise, Scott Williams, Bob Strauss, Judy Reeve, Peter Glenshaw, Barbara McIlroy, Tim McNamara, Rod Finley, Bob Chamberlain

07-20 Continuation of submission of application for design review and public hearing by Dartmouth College Real Estate Office to redevelop Rivercrest

Tim McNamara began with a presentation of the May 20th revision to the previous site plan which addresses concerns expressed by abutters and the board. The first point addressed in this presentation was changes to the open spaces planned for this area. Many of the large trees are being saved, the area along Lyme Rd. has been increased to over one acre and the total open space acreage has been increased to 11.61 acres.

One of the streets in the northeast section of the property has been moved behind the row of homes and the size of the units on the Lyme Rd frontage has been decreased. There has been a reduction in roads in the “pit” area as well as in the overall # of units. A bus bump out and crosswalk will be provided for Advance Transit riders to disembark on the northern trip.

Transportation and traffic details were addressed by Rob Chamberlain. His presentation included a reduction in the number of entrances to three full service openings. The newest study, dated May 20th, assumes the worse possible traffic scenarios and focuses on the peak hours. The numbers shown in this study project more people riding AT and/or bicycling, due to the incentive plan offered by the College. He does not feel it necessary to add traffic lights or left-turn only lanes.

Staff recommended an enlarged roundabout and direct connection to the northernmost entrance to Rivercrest. Tim McNamara disagreed because of design and doesn't feel there is a definitive need. Two planning board members did not think enlarging the roundabout and the direct connection were good ideas. Nancy asked the staff to meet with the College representatives to find a consensus position and to report that position to the board. She also asked that the staff meet with the proponents to approve the streetscape plan before their next hearing, June 17th.

Tim commented on the suggestion that the College create a playing field in the southeast corner of Rivercrest for its residents and Town recreational programs. This would mean two acres with 52 units would be eliminated to accommodate the field. He stated this would be added open space, not substituted open space. He doesn't feel the College should be required to provide

more recreational space. Without those 52 units, Tim felt that there will probably not be a project.

In continuing to address the email items from Julia Griffin, Tim asked why the roads should be privately owned, maintained and plowed. If taxes are being paid on this property, are they not entitled to the same services as other taxpayers? It was strongly suggested the College talk to the Selectmen as they have authority over road acceptance.

Tim was very concerned about tandem parking. The Zoning Administrator has decided that only some of the parking spaces aligned in a tandem parking configuration may be used to satisfy the zoning requirement for parking. This creates a huge problem space wise and directly affects the esthetics of Rivercrest. The College believes it now needs to go to the Zoning Board to appeal this administrative decision. Michael Hingston advised the Planning Board to offer an opinion to the Zoning Board on this issue.

Michael Hingston asked if it were time for Spring site visit. The motion was made by Mayor and seconded by Faulkner, with a unanimous vote in favor to set the site visit at 4pm on June 17th with the continuation of the hearing to follow @ 7:30pm.

Minutes for July 3, August 28, September 4, October 2 and November 13, 2007

Minutes July 3, 2007: Connolly made a motion to approve as amended. Collier seconded. 6 voted in favor of this, 1 abstained.

Minutes August 28, 2007: Connolly made a motion to approve as amended. Garipay seconded. All voted unanimously in favor of this.

Minutes September 4, 2007: Connolly made a motion to approve as amended. Faulkner seconded. All voted unanimously in favor of this.

Minutes October 2, 2007: Connolly made a motion to approve as amended. Collier seconded. 6 voted in favor of this, 1 abstained.

Minutes November 13, 2007: Connolly made a motion to approve as amended. Faulkner seconded. All voted unanimously in favor of this.

Other Business

The Selectboard has asked for a joint meeting on June 23rd to discuss the capital improvements plan. All who can attend, will do so.

4 Currier Place project-Each Board member received the plan set regarding this project and were asked to do an individual site visit before June 3rd.

Adjourn: Meeting adjourned at 10:20pm

Respectfully submitted,

Denise Shibles, Recording Secretary