

**PLANNING BOARD**  
**Wednesday, May 30, 2007 at 7:30 PM**  
**Trumbull Hall**  
**Etna, NH**

In Attendance:

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

**Alternates:** Joan Garipay

**Selectman Alternate:** Bill Baschnagel

**Staff:** Jonathan Edwards, Vicki Smith

Others: See attached sheet

**1. Public informational meeting focused on the future of rural Hanover and convening a committee to develop natural resource-based zoning proposals for rural Hanover.**

COLLIER stated this was an informational meeting to report to the public about recent efforts to implement the Master Plan in the rural area and to organize a Rural Study Committee. COLLIER said this would be a summer project to be completed in the fall so that the Planning Board can prepare zoning amendments for consideration by Town Meeting. Referring to a map of the Town, COLLIER pointed out the areas to be included in the rural study. She stated that the evening's goals were to give enough background so people understood what needs to be done and to motivate people to volunteer to participate in the working group.

BASCHNAGEL described studies of the rural area that have been undertaken since 1999, including a 190-question survey distributed to rural residents. He said the results of the survey can be found on the Town webpage and remain valid today.

COLLIER stated from 1999 until 2003 the Planning Board worked diligently to revise the Master Plan, which contains chapters on everything from land use to recreation. Since 2003 when the Plan was adopted the Board has used Master Plan goals and recommendations as a basis for implementation. She stated that the Board has successfully created and charged subcommittees to develop implementation strategies, to resolve issues, and to bring recommendations to the Planning Board.

Anne Morris reported that in 1998 the Scenic Locales Committee determined which views were most important to people in Hanover. She described the work in 2000 of a subcommittee of the Conservation Commission that devised the Open Space Priorities Plan. This plan guides expenditures from the Town's conservation fund and defines the specific attributes and assets of Hanover's open space. Mrs. Morris spoke about three different rural studies and the four petitioned amendments in 2006 affecting the rural area. She explained that following the 2006 Town Meeting a small group of individuals, some of whom were members of the Guiding Growth and Rural Planning Group, met and talked privately about suggesting to the Planning Board what the next steps for Master Plan implementation in the rural area might be.

COLLIER stated that the Planning Board needs help from residents of the rural area. She said that natural resource protection is a Planning Board focus, citing the natural resources chapter in the Master Plan. HORNIG stated the Board was not talking about growth versus no growth, recalling 2006 zoning changes. He stated that more work was needed on the avoidance or minimization of developmental impact on natural resources and the identification of uses to be encouraged in the rural area.

An audience member asked what percentage of respondents to the survey were rural residents as compared to respondents who were downtown residents. BASCHNAGEL stated the survey was sent only to rural residents. Mrs. Morris stated that two copies of the survey were sent to each rural household since husbands and wives often have different opinions.

An audience member asked if there is a list of restrictions that are already imposed for the rural area. COLLIER stated that the zoning ordinance has that information. She suggested that the committee ask the staff to outline the existing restrictions.

Kari Asmus asked for the source of information for the concept map since this new map seems different. Mr. Edwards stated it is basically the same map as that in the 2003 Master Plan. He explained the few changes that had been made.

COLLIER stated that planning staff would be available to the Rural Study Committee, a professional consultant could be a resource for specific questions as needed, and a professional facilitator might be hired to help the group work to identify common shared goals and then move smoothly through resolutions.

Ruth Lappin pointed out that the Master Plan is a living document, not set in stone. COLLIER agreed and observed that the group might decide that natural resources fall into different categories.

COLLIER pointed out that the schedule for this committee meets strict zoning amendment deadlines, and that only Town Meeting can adopt zoning changes. Given statutory requirements, the Board must start hearings in March. To meet that deadline and to afford the Board time to refine the proposed amendment, committee work must be completed in the fall.

COLLIER noted that there are also subdivision and site plan regulations, which are adopted by the Planning Board after a hearing or two. She stated those regulations will need to be amended to complement any zoning amendments suggested by the committee. She noted there may also be some recommendations from the committee for the Capital Improvements Plan. COLLIER stated she would also like someone on the committee to keep track of the unresolved issues from this study as there will probably be more work to be done after this first round.

In answer to queries about the reconstruction of Reservoir Road, CONNOLLY said it would be reconstructed as a two-way gravel road.

Mr. Edwards stated the Board would like to get as much of a community consensus as possible. Mrs. Morris said she felt it would be very useful from the start to define certain words (such as "suburban," "rural," "protection") to encourage precise communication.

An audience member asked if there was a lot of unprotected land left in a Hanover. Ms. Smith answered that there is. Mr. Edwards stated it wasn't possible to build a 250 unit retirement community in rural Hanover anymore, but it was still possible to build residential subdivisions. There was discussion on development of the steeper areas of town.

An audience member spoke of his concerns about the possible uses of his land being changed with the stroke of a pen. Ms. Smith stated the town has a very active conservation commission that seeks out lands for protection, citing land on the east side of Moose Mountain that had been purchased by the Conservation Commission and resold with restrictions.

Persons present were invited to indicate on a sign in sheet their willingness to serve on the committee or to be placed on an e-mail list. Ms. Smith will be the contact person for people who wish to be added to or deleted from the committee list or the e-mail list.

COLLIER stated the committee would be meeting weekly through the summer, at dates and times to be selected by its members. The committee presently comprises two Planning Board members, one of whom is also a Conservation Commission member, and another Conservation Commission member. COLLIER would like one or two ZBA members to serve on the committee.

John Richardson spoke of the usefulness of the Natural Resources Inventory and the need to formalize the document. COLLIER stated that same issue was mentioned a week ago at the Planning Board meeting.

BASCHNAGEL stated it might helpful to give people an insight into the process of the Village Group experience in order to help them decide whether to join the committee. ESMAY stated it began by defining terms, learning about village development, defining the area using maps, and articulating a vision of how the area might be developed. MAYOR stated there were a lot of issues related to identifying assets within that very carefully defined region of the community. He noted that the Village Group also identified the risks associated with those assets.

COLLIER stated Ms. Smith will e-mail everyone and COLLIER encouraged people to sign up for the committee.

**Meeting Adjourned.**

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