

**Planning Board  
Board Room, Municipal Building, 7:30pm  
June 1, 2010**

Members: Michael Mayor, Judith Esmay (Chair), Bill Dietrich, Charlie Faulkner, Kate Connolly

Alternate: Iain Sim

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards, Judith Brotman

Others: See attached sheet

1. Minutes July 22 and 28, 2009, and May 18, 2010

July 22, 2009 FAULKNER made a motion, with DIETRICH seconding, to approve the minutes. The vote was in favor of the motion with the following members voting: Faulkner, Dietrich, Connolly and Esmay. Mayor and Sim abstained.

July 28, 2009 CONNOLLY made a motion, with FAULKNER seconding, to approve the minutes. The vote was in favor of the motion with the following members voting: Faulkner, Dietrich, Connolly, Mayor and Esmay. Sim abstained.

May 18, 2010 Due to waivers and conditions not being accurate, the minutes will be addressed at the June 8, 2010 meeting.

2. 10-13 Submission of Application for Minor Subdivision by Dorothy Byrne, to divide one lot into two lots (creating a 105.9-acre lot and a 3.0-acre lot) at 36 King Road, Tax Map 2, Lot 48, in the "RR" zoning district.

Shannon Harrington, from Engineering Ventures, presented the application for Dorothy Byrne. Vicki Smith stated that previous minor subdivisions on the subject lot had occurred more than ten years ago.

MAYOR made a motion, with FAULKNER seconding, that this application qualifies for a minor subdivision (6.04). The vote was unanimous in favor of the motion with the following members voting: Mayor, Esmay, Dietrich, Faulkner, Connolly and Sim.

CONNOLLY made a motion, with MAYOR seconding, to accept the application as complete with one waiver. The vote was unanimous in favor of the motion with the following members voting: Mayor, Esmay, Dietrich, Faulkner, Connolly and Sim.

DIETRICH made a motion, with MAYOR seconding, to approve the application. The vote was unanimous in favor of the motion with the following members voting: Mayor, Esmay, Dietrich, Faulkner, Connolly and Sim.

3. 10-14 Submission of Application for Modification of an Approved Site Plan (Case No. P2008-28) by Kendal at Hanover, to construct a concrete ramp, covered concrete pad for recycling containers, and a concrete dumpster pad, and install an exterior light

fixture and safety railings. The property is located at 80 Lyme Road, Tax Map 8, Lot 1, in the "GR-4" zoning district.

Dean Sorenson, Director of Facilities and Ann Kyner, Pathways Consulting, presented the application. They stated the reason for the modification is to accommodate the needs of zero-sort recycling. The Board asked for clarification of the various pads and their uses.

CONNOLLY made a motion, with MAYOR seconding, to accept the application as complete. The vote was unanimous in favor of the motion with the following members voting: Mayor, Esmay, Dietrich, Faulkner and Connolly. Sim abstained.

DIETRICH made a motion, with MAYOR seconding, to approve the application with the following conditions:

1. Construction activity producing noise audible at the property line shall be restricted to the hours between 7 am- 5 pm, Mondays through Fridays with occasional work taking place on Saturday.
2. At the discretion of the building inspector, independent code review of building plans may be required at the applicant's expense.
3. On site inspection of utilities and other site features may be required at the applicant's expense.
4. The maintenance protocol for stormwater management facilities shall be submitted to Planning and Zoning staff prior to issuance of a certificate of compliance.
5. A single digital file and three (3) hard copies of site work and utility as-built plans shall be submitted to DPW in AutoCAD 2000 format or later with documentation of all utilities accurate to within 6 inches of actual location. There shall be separate layers for each type of utility, grading, buildings, landscaping and unique site features. All layers deemed unnecessary by DPW shall be removed from the digital file. In addition, engineering field notes of utility depths, crossings and measurements shall be submitted to DPW.

The vote was in favor of the motion with the following members voting: Mayor, Esmay, Dietrich, Faulkner and Connolly. Sim abstained.

4. 10-16 Submission of Application for Site Plan Review by Dartmouth College to replace a retaining wall, sidewalk, and lights and install fence plantings and drainage structures along Tuck Drive, Tax Map 33, Lot 83, in the "I" zoning district.

Tim McNamara presented the application, representing Dartmouth College. He stated the current wall is deteriorating from time and the tree root systems.

The College is working with Peter Kulbacki on property lines. The College will be coming to the Board after surveyed for approval of the new lines. There was discussion around fencing choices.

CONNOLLY made a motion, with FAULKNER seconding, to accept the application as complete with waivers. The vote was unanimous in favor of the motion with the following members voting: Mayor, Esmay, Dietrich, Faulkner, Connolly and Sim.

DIETRICH made a motion, with MAYOR seconding, to approve the application with the following conditions:

1. Construction activity producing noise audible at the property line shall be restricted to the hours between 7 am- 5 pm, Mondays through Fridays with occasional work taking place on Saturday.
2. At the discretion of the building inspector, independent code review of building plans may be required at the applicant's expense.
3. On site inspection of utilities and other site features may be required at the applicant's expense.
4. The maintenance protocol for stormwater management facilities shall be submitted to Planning and Zoning staff prior to issuance of a certificate of compliance.
5. A single digital file and three (3) hard copies of site work and utility as-built plans shall be submitted to DPW in AutoCAD 2000 format or later with documentation of all utilities accurate to within 6 inches of actual location. There shall be separate layers for each type of utility, grading, buildings, landscaping and unique site features. All layers deemed unnecessary by DPW shall be removed from the digital file. In addition, engineering field notes of utility depths, crossings and measurements shall be submitted to DPW.

The vote was unanimous in favor of the motion with the following members voting: Mayor, Esmay, Dietrich, Faulkner, Connolly and Sim.

5. Notice of regional impact- The Board received a Notice of Regional Impact from the City of Lebanon. It stated Chaloux Properties LLC is requesting a site plan review to construct a 4 story building for a 100 room hotel and conference center located on Labombard Rd. The Board asked Vicki to send a response stating their concerns surrounding an already failed traffic intersection, the great deal of lighting shown on the plan and the possible disturbance of the wetlands area.
6. Other Business-  
Joint Committee for Watershed Management- Ed Chamberlain and Judith Reeve provided a document stating the "recommendations for inclusion in the documents establishing management of the Trescott Company watershed lands".  
Jonathan Edwards stated that Peter Kulbacki relayed to him his support of the Mission Statement and Management Policies.  
Judith Esmay stated her reluctance of the wording "a conservation minded member of the Hanover Community" in the Governing Board section. She suggested there may be other committees that might be represented.  
FAULKNER made a motion, with DIETRICH seconding, to forward the draft on to the Selectboard with our approval. The vote was in favor of the motion with the following members voting: Sim, Mayor, Esmay, Faulkner and Dietrich. Connolly abstained.  
MAYOR brought up a question he had received from Barbara McIlroy about a condition of the Board in its Burnham Field Site Plan decision of 2007 to

have Dartmouth College drill a test well to ascertain whether there would be sufficient quantity of groundwater at the site for irrigation of the playfields. Staff reported its recollection that after drilling an exploratory well, Dartmouth determined that much of the groundwater lay in a shallow perched layer separated from the deep aquifer by a layer of clay. Concluding that the perched layer would be exhausted rapidly, and that accessing the deep aquifer would be inordinately expensive, Dartmouth gave a verbal report to the Planning Board, which subsequently at public hearing granted a modification to the site plan approval which relieved Dartmouth of the obligation to change the source of water for field irrigation to an on-site well instead of continuing to rely on the public water system.

Once again there was a discussion surrounding the vast use of paper. It was decided that Connolly, Vicki and Esmay will get together and come back to the Board with a proposal on usage and needs of paper and packet contents.

7. Adjourn: The meeting adjourned at 8:55pm.

Respectfully submitted,  
Denise D. Shibles  
Recording Secretary