

Planning Board

Board Room, Municipal Building, 7:30pm

June 2, 2009

Members: Kate Connolly, Michael Mayor, Charlie Faulkner, Judith Esmay (Chair), Joan Garipay

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards

Others: See attached sheet

1. 08-36 Public Hearing to complete the review process of Michael & Donna Lawless' Application for Minor Lot Line Adjustment to annex .8 acres from one portion of their land, to another portion of their land, so the resulting lots are 3.3 acres and 14.8 acres. The property is located at 47 Rennie Road, Tax Map 15, Lot 36, in the "RR" zoning district.

Michael McCrory, from Pathways Consulting, presented the application.

He stated that the purpose of tonight's presentation was to "tie up loose ends", referring to the hearings with the Lyme Zoning Board and previous hearings with the Hanover Planning Board with nothing being changed from the initial hearing.

CONNOLLY made a motion, with FAULKNER seconding, to approve the application.

The vote was unanimous in favor of the motion. The voting members were Connolly, Mayor, Faulkner, Esmay, and Garipay.

2. 08-37 Continuation of submission of Application for Site Plan Review by Jolin Salazar-Kish to construct a 25'x50', 3-story addition to expand the existing 3-family dwelling to a 6 family dwelling, additional parking and landscaping at 17 South Park Street, Tax Map 34, Lot 99, in the "GR-2" zoning district.

The applicant has asked for a continuation to August 2009.

CONNOLLY made a motion with FAULKNER seconding, to continue the application forward to August 25, 2009. The vote was unanimous in favor of the motion with the following members voting: Connolly, Mayor, Faulkner, Esmay, and Garipay.

3. 09-10 Submission of Application for Site Plan Review by Dartmouth College to demolish an abandoned oil bunker, construct a chilled water facility, and repair an existing asphalt area around the building. The property is located at 10 Vox Lane, Tax Map 34, Lot 17, in the "I" zoning district.

Rick Jaros, project manager for Dartmouth College, presented the application.

MAYOR made a motion with GARIPAY seconding, to accept the application as complete with the following 4 waivers:

- Valid boundary survey

- Perimeter boundaries
- 100 year flood elevations
- Landscaping plans

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

MAYOR made a motion with GARIPAY seconding, to approve the application with the following 6 conditions:

- A pre-construction meeting with Dept. of Public Works and Planning staff shall be arranged by the applicant to the beginning of construction.
- Prior to any work being done in the street right-of-way, the applicant shall obtain an excavation permit.
- Contractor parking shall not occur in any public or on-street parking.
- Construction activity producing noise audible at the property line shall be restricted to the hours between 7am-5pm, Mondays through Fridays with occasional work taking place on Saturday.
- On-site inspection of utilities and other site features may be required at the applicant's expense.
- Digital and hard copy site work and utility as-built plans in AutoCAD 2000 format or later with documentation of all utilities accurate to within 6 inches of actual location with separate layers for each type of utility, buildings, landscaping and unique site features shall be submitted.

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

4. 09-09 Submission of Application for Site Plan Review by Dartmouth College for construction of a new visual arts department building and plaza. The property is located at 20 Lebanon Street, Tax Map 34, Lot 17, in the "I" zoning district.

John Scherding and Skip Burke, from Dartmouth College, presented the application. Mr. Scherding began by saying the College has been meeting with several different groups, communicating the plan for the VAC and listening to the concerns among the participants.

Tonight's portion of this large project included the design, parking and construction logistics.

Site Design: Mr. Scherding explained how the North/South walkway will open up the area for passage from the Hood/Hop area to the Lebanon St. sidewalk. It also incorporates the grassy area. This entire area is being called the Arts Precinct. Mr. Burke described the landscaping outside of the building. There was discussion around the use of concrete pavers. The College will confer with Peter Kubacki about this. Mr. Burke also showed the Board the concepts surrounding the choice of trees and where they are planted, as well as the placing of the bollards and ledges for sitting purposes. Much of the outdoor planning is about creating social gathering.

There was some discussion about the size of the seating wall along the west side on Lebanon St. as well as the height of all the windows from the ground.

Parking: The College stated that 30 public parking spaces at lot 7 will be relocated to the FO&M lot when this project is complete. This lot will be maintained by the town. They are considering lowering the height of the brick wall that borders the lot along Lebanon St. to allow better visibility from the street. All required parking spaces connected to this project will be placed in the Dewey or Thompson lots. In addition to the parking required at minimum by zoning, the College is also offering to the Town for public parking 30 parking spaces on the top deck, which they rent, of the Bank of America parking garage behind 63 S. Main St. Mr. Edwards raised the issue that the proposed bus stop bump-out unnecessarily eliminates a curb site parking space. Mr. Scherding agreed that this space could be added to the 30 proposed for the Bank of America parking deck, and agreed with Mr. Edwards's proposal that a meeting to determine all the terms and conditions of such parking sites should take place between appropriate Town and College staff, if at all possible prior to the next session of this public hearing.

Utilities: Mr. Scherding explained that the poles and lines along Lebanon St. do not supply power or most communications to the College. Yet, they are willing to work with the town toward its goal of putting in a duct bank to help improve the current complex wire situation. A drawing was presented to the Board with utility poles and overhead lines superimposed on the drawing façade. The College has agreed to slip-line about 250 feet of the Lebanon St. sewer line and will replace a significant portion of the water main as well.

Construction Logistics: A representative from William Berry & Sons, Danvers MA, explained that the construction crew will be parking off-site and will be shuttled in and out of the work area. He went over the stages of the site and the safety features that will be put into place. He also explained that they will be in constant communication with the Chiller project.

CONNOLLY made a motion, with MAYOR seconding, to move to continue the hearing to June 16th and passed unanimously.

5. Other business:

- Site visit to VAC @ 6:30pm on Tuesday, June 16th prior to the hearing.
- Each member received a copy of Innovative Land Use Planning Techniques: Handbook for Sustainable Development and signed up to read and present a review of some chapters. They will be shared at the June 9th meeting.
- Michael Mayor stated he has Above & Beyond: Visualizing Density, that he will share.

- The new selectman alternate is Peter Christie. Kate will notify Peter and Vicki when she will not be attending the meeting.

6. Adjourn: The meeting adjourned at 10:12pm.

Respectfully submitted,
Denise Shibles, Recording Secretary