

**Planning Board
Board Room, Municipal Building, 7:30 PM
June 3, 2008**

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

Alternates: Joan Garipay, Michael Hingston

Staff: Vicki Smith, Denise Shibles

Others: John Caulo, Matt Purcell, Steve Campbell, Joe Broemel, Jack Wilson, Robert Schuler, Erica Wygonic, Rod Finley, Miro Weinberger, Chuck Lief, Bruce Pacht, Alan Saucier, Bob Strauss, Kevin Worden, Todd Menees, Peter Glenshaw, Barbara McIlroy, Joanne Whitcomb

Request for site plan waiver by Irving Oil and Polaris Properties, LLC at 73 S. Main St.

Robert Schuler from Core States Engineering presented the request to reposition dumpsters, upgrade electrical service by installing a ground transformer, improve traffic flow by making access to Maple Street one way only, to facilitate pedestrian access by adding a crosswalk, install a new monument sign in a location south of the existing pole sign, add lighting on the canopy, and install new landscaping, as well as dumpster and transformer screening.

MAYOR asked about handicapped parking and was concerned about all the lighting and its regional impact. ESMAY and FAULKNER expressed concerns over the placement of the crosswalk and pedestrians in the area. CONNOLLY would have liked to have heard from the site neighbors and HINGSTON commented on the stacking of traffic at the intersection that will take place with these proposed changes.

COLLIER suggested that they come back with a site plan. That way all the concerns could be addressed at one time.

CONNOLLY made a motion to deny the site plan waiver citing significant impact due to proposed lighting, and pedestrian and vehicular flows. ESMAY seconded. 6 voted in favor of the motion and one opposed.

08-19 Submission of Application for Modification of an Approved Site Plan by Gile Community Housing Real Estate LLC

ESMAY stepped down.

Rod Finley's presentation showed the proposed changes to the footprints of buildings 4 & 5 and the change in the type of units from flats to townhouses.

GARIPAY asked if the footprint was enlarged. Chuck Lief stated it was slightly larger. The wetland impact is being addressed with the Zoning Administrator. The change is very small relative to the total wetland and wetland buffer impact.

CONNOLLY made a motion that the modification application be accepted as complete. It was seconded by MAYOR. The vote was unanimous in favor of the motion. CONNOLLY made a

motion to approve the modification application. It was seconded by MAYOR. The vote was unanimous in favor of the motion.

COLLIER asked if the Board be allowed another site visit. One was scheduled for Thursday, June 5th @ 3:30 pm. The public is welcome.

ESMAY returned to the Board.

Submission of Application for Site Plan Review by South Street Downtown Holdings Inc. for 4 Currier Place

John Caulo, from Dartmouth College Real Estate and Kevin Worden presented proposal for the three-story commercial building and associated parking, landscaping, and sidewalk improvements at 4 Currier Place. The development site is a compilation of several small lots and portion of lots in the “D-1” zoning district.

The lower level will be for classroom/visual arts use, the second and third levels for office space with a mechanical penthouse on the top.

The concerns/questions from the board consisted of height of the building, future parking for retail, possibility of underground electrical, roof drainage, and the possible installation of a duct bank. The letters from Dr. Boyle and Michael Blayney regarding hazardous fumes and materials were addressed.

The outstanding items are: infiltration rates and drainage, parking lot landscaping, LEED certification, lighting especially along the north side of the project, underground electrical and a possible parking condition.

MAYOR made a motion for a continuance until June 17, 2008 at 7:30 pm. and CONNOLLY seconded. The vote was unanimous in favor of the motion.

Submission of Application for Site Plan Review by Dartmouth College, as Agent for Trumbull-Nelson, property owner of record.

Matt Purcell presented the plan to construct a 386-space park & ride facility at 200 Lebanon St. in the “BM” zoning District.

GARIPAY commended the College for a good idea but was not sure that it lessens the Rt 120 traffic issues. She was also concerned about the delays at the Route 120 intersection with the driveway and the added congestion.

COLLIER has concerns about pedestrians and would like to know more about the card access system. She raised the idea of a possible site off I-89. She asked the College to submit a statement addressing the efforts to manage parking. A site visit was scheduled for July 8th @ 4pm.

CONNOLLY made a motion to continue the hearing until July 15, 2008 at 7:30 pm. MAYOR seconded. The unanimous vote was in favor of the motion.

Miro Weinberger thought that since the Gile Community was required to provide pedestrian access from its residential development to the nearest sidewalk, that the College should also be required to provide pedestrian access to the parking area along Route 120 and that the College

should participate financially in the Gile sidewalk project as it could be used by pedestrians from the College project.

Other business: Vicki told the Board about the Hanover Conservation Council's new DVD on wildlife in the Route 120 area. The board would like to see it before July 15th.

Next meeting is June 10, 2008

Adjourned: 10:43pm

Respectfully submitted,

Denise D. Shibles