

**Planning Board
Board Room, Municipal Building at 7:30 pm
June 5, 2007**

In Attendance:

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

Alternates: Joan Garipay

Selectman Alternate: Bill Baschnagel

Staff: Jonathan Edwards, Vicki Smith

1. 06-21 Continuation of submission of application for design review by Dartmouth College for a planned residential development with 123 units to be served by new roads at the corner of Grasse and Trescott Roads, Map 4, Lots 9 and 10, in the "GR-3" zoning district.

By letter dated May 31, 2007 from Tim McNamara of the Dartmouth Real Estate office requested that the application be withdrawn.

A motion to accept the withdrawal was made by ESMAY, seconded by MAYOR, and approved unanimously.

2. 07-07 Submission of application for public hearing and request for site plan review by the Town of Hanover for re-location of an area for construction materials storage located at the Gile Tract off Medical Center Drive, Tax Map 20, Lot 2 in the "OL" zoning district.

CONNOLLY stepped down.

Peter Kulbacki presented the site, slightly less than two acres, the Town wants to use for construction materials storage and asphalt crushing, described the intersections, new entrance, and surrounding locations of the area. The proposed use of the site will include only the processing and stockpiling of materials and will not introduce lights, buildings, or utilities. A fence will secure and screen the facility.

Noise will be generated by the crushing activity during a short period in late winter and early spring when windows are not likely to be open. It is unlikely to affect D-HMC, which is well over 1000 feet from the site and at a higher elevation. Truck back-up alarms cannot be eliminated but may be covered by traffic noise generated on Route 120.

As for storm water management, an excavated swale will infiltrate water. Processing occurs in a time of year when it is unlikely to produce airborne dust. The access road will be surfaced with gravel. The Indian Ridge Trail easement provides for a trailhead but does not define the area; the present parking lot at the trailhead will be re-configured and re-built.

Three waivers were requested. The boundary survey is more than six months old, but boundaries have not changed. Existing native landscaping surrounds and screens the facility and will not be disturbed. The project will be commenced and completed as quickly as possible, within the two year

period under the special exception sought from ZBA. This will allow the site to be used for Gile Community project construction staging, otherwise unavailable.

A motion to accept the application as complete with three waivers [boundary survey, landscaping plan, construction schedule] was made by HORNIG, seconded by ESMAY, and approved unanimously.

A motion to approve the application with the condition that neither clearing nor any construction activities may begin until the project has been approved by the ZBA was made by DIETRICH, seconded by HORNIG, and approved unanimously.

3. 07-09 Submission of application for public hearing and request for minor subdivision review by Karla Bourland for conversion of existing two-unit structure to two condominiums with new garage and parking located at 53 East Wheelock Street, Tax Map 39, Lot 7 in the "GR-1" zoning district.

CONNOLLY rejoined the Board.

Paul Kram and Karla Bourland presented a plan to convert their existing two-unit residence to two condominiums, intended for sale. One unit has two bedrooms and the other has four bedrooms. The proposed units are served by separate heating systems and separate entrances, with little outdoor common space.

There are four parking spaces on the site plan, as well as a single car garage, a two car garage, a single parking spot, and a turn around. Ms. Bourland understands that the condominium document prohibits the parking of commercial vehicles on the site.

A motion to accept the application as complete was made by CONNELLY, seconded by DIETRICH, and approved unanimously.

A motion to approve the application with the condition that the Declaration of Condominium of Girl Brook Condominium be amended to prohibit storage or overnight parking of trucks, tractor trailers or other commercial vehicles, boats, campers or trailers, all-terrain vehicles, and snowmobiles to the extent that such vehicles are visible from a public street, and to reference limitations imposed by the Hanover Zoning Ordinance on the occupancy of the units by unrelated individuals was made by DIETRICH, seconded by CONNOLLY, and approved unanimously.

The applicant was directed to submit one copy of the amended Declaration of Condominium and two mylar versions of the plan to the Planning and Zoning Office.

4. 07-08 Submission of application for public hearing and request for site plan review by the Gile Community Real Estate, LLC, for expansion of the existing Greensboro Road pump station to accommodate an emergency fire pump, emergency generator, and modifications to the water booster pump system controls, located on land owned by the Hanover Water Works Company, Inc. located on Lebanon Street (Route 120), Tax Map 24, Lot 25 in the "GR-1" zoning district.

CONNOLLY stepped down.

Russ Rohloff presented the project, which is proposed to support the Gile Community, the developers of which had agreed to work with the Hanover Water Works Company and the Hanover

Public Works Department to upgrade deficient infrastructure. This is the first of two planned projects; the next will be an upgrade to the Buck Road intersection.

The pump station upgrade had been deemed necessary by various engineering studies. The pump station is located strategically between the main pressure zone that feeds most of the village area and is supplied by the Sand Hill tank, which is located just to the north of the pump station. It feeds into the Greensboro Road storage tank and is located about 2000' from the intersection of Greensboro Road. There is very little development in the area immediately around the pump station.

The work will consist of replacing the existing booster pump, installing a second standby pump, moving an existing town emergency generator to the rear of the building to allow power to be brought into at least one of the pump units, and installing an emergency fire pump.

The existing 11' X 12' building has no direct access to Route 120, although a curb cut interrupts the sidewalk on Route 120 and maintenance personnel double park there. The plan proposes to use the existing road to the storage tank and a new driveway from that road as access to the building. The driveway will be used for fuel deliveries for the emergency generator and the diesel driven fire pump. Walkways will be provided for access to the equipment. Curbing will be installed at the curb cut, and both sidewalk and grass will be restored to that area. Working with William Desch, the applicant will install plants to screen the building from Route 120. Planting immediately in front of the building may be prevented by water lines.

Application has been made to the ZBA for a special exception to allow the expansion of essential service in the "GR-1" zoning district and for a variance to allow the building expansion on this non-conforming lot.

No signage or new exterior lighting is proposed. Snow will be plowed to the side of the slope. The applicant intends to work out an easement between the College and Hanover Water Works Company to permit grading and clearing off site. The applicant has contacted NH DOT District 3 because the new driveway will be located in the setback from Route 120, and DOT is agreeable to the proposal.

No changes are proposed to the gate at the bottom of the Sand Hill driveway. Its location does not permit the largest delivery truck to pull off the sidewalk before opening the gate. COLLIER observed that the gate should be moved, Mr. Rohloff said the gate was strategically placed, but he would check to see if could be moved.

The applicant has asked the manufacturer of the generator for recommendations for weather proof and acoustical enclosures. Information supplied by the manufacturer indicates that, at a distance of about 20 feet, the standard completely unprotected generator has an average sound pressure of about 83 db. The generator that will be installed has a mounted muffler that would drop the noise to 76 db; with the standard acoustical enclosure it will drop to about 66. Mr. Edwards stated 60 db is the optimal number. The applicant will provide a custom enclosure that is built to achieve the decibel reduction. The nearest house is some 200' away; the screened and muffled generator should be both visually and acoustically inobtrusive. It will be run during power outages and for testing by the Water Works Company once a month for about 15 minutes.

The pump house is heated only to keep equipment from freezing and requires only a very small above ground propane tank. The applicant said the propane company determines its location and that attempts would be made to screen it from view. Ms. Smith will ask Mr. Desch for recommendations for appropriate plant material.

A motion to except the application as complete with waivers for current boundary survey, exterior lighting and signage, landscaping plan, off street and handicapped

parking, and snow removal was made by ESMAY, seconded by DIETRICH, and approved unanimously.

ESMAY moved to approve the application with the five conditions shown on the *Site Plan for Gile Community Housing Off-Site Water System Improvements Hanover Water Works Company, Inc., Hanover, New Hampshire*, dated May 1, 2007, revised May 21, 2007:

1. Easements for off-site drainage, landscaping and portions of the new driveway shall be submitted to the Planning and Zoning Office.
2. In collaboration with the Planning and Zoning staff, Hanover Water Works Company, and the Hanover Urban Forester, a mutually agreeable plan be developed for shallow-rooted plantings to screen the area immediately in front of the pump station; a neutral, natural exterior paint color to be used for the pump station, its expansion and the propane tank; and effective screening for the propane tank.
3. No clearing or any construction activities may begin until the project has been approved by the Hanover Zoning Board of Adjustment.
4. Compliance with the noise standards in the Hanover Zoning Ordinance must be demonstrated to the satisfaction of the Hanover Zoning Administrator.
5. In collaboration with the Hanover Water Works Company, the gate limiting access to the water storage tank be moved further up the driveway to allow a large delivery truck to park entirely on the driveway while opening the gate.

The motion was seconded by MAYOR and approved unanimously.

5. Request by Dartmouth College for site plan waiver for installation of a kiosk with black light for scientific research located to the east of Route 10, Tax Map 8, Lot 14, in the "RR" zoning district.

CONNOLLY rejoined the Board.

Eric Strange presented plans for a kiosk to be located in the woods on the east side of Route 10, about 200' away from the roadway, close to the location used by the Big Apple Circus. It is intended to be a permanent installation, used as a research station for students observing woodland insects in the field. It contains a halogen lamp with a 160 watt bulb oriented away from Route 10 toward the gully to attract insects. The lamp is equipped with a photo cell that will turn it on automatically when darkness falls; it will be turned off during the winter. The site was chosen for convenience and the location of a power source at the farmhouse across Lyme Road.

A 50' path will link the kiosk to a parking lot at the farmhouse. The kiosk may also be used by community members. The kiosk is not located on a part of the farm restricted by conservation easement. A pressurized tank on the site is used by the circus.

The kiosk will utilize a light colored cloth on which the insects will alight for inspection by students. It will not use nets or flypaper. The area to be illuminated is not large, and the light is unlikely to harm nocturnal wildlife or draw insects from a larger area, thereby attracting bats. The applicant said no one really knows what draws insects to light—it may have something to do with navigation—and the educational value of the project is in increased understanding of the diversity of insect life and the teaching that insects don't need to be killed to be observed.

A Motion to approve the request for site plan waiver was made, seconded, and approved unanimously.

6. Other Business:

A Notice of Regional Impact was received from Lebanon for a 252 unit multi-family development on Mount Support Road. Although the deadline has already passed for submitting anything to

Lebanon's Planning Board, Jonathan Edwards will send a letter.

The Wetlands Committee is meeting every Wednesday at 10:00 am trying to update Section 702 of the Zoning Ordinance.

The Building Code Permitting Committee meets once a month on the first Monday at 12:00 pm to improve the permitting process.

Only one person has committed to service on the Rural Study Committee so far. The next meeting will be Tuesday, June 12, 2007 at 7:30 pm.

There will be no Planning Board meeting on June 12, 2007.

There will be Planning Board meetings on July 3, 10, and 17.

The next Route 120 meeting is July 11, 2007 at 5:00 pm in Hanover.

7. Adjournment: Meeting adjourned at 9:30 pm.

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