

Planning Board

Board Room, Municipal Building, 7:30pm

June 16, 2009

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

Alternates: Mike Hingston

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards

Others: See attached sheet

1. Request for site plan waiver by Nick Estes, agent for Trustees of Dartmouth College, to install an exterior ramp with associated stone walls and paved walkways to provide access to 36 North Main St., Tax Map 37, Lot 30, in the "I" zoning district.

CONNOLLY moved, with HINGSTON seconding to approve the site plan waiver. The vote was unanimous with the following members voting: Connolly, Faulkner, Mayor, Esmay, Hornig, Dietrich, and Garipay.

2. 09-09 Continuation of 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 St., Tax Map 34, Lot 17, in the "I" zoning district.

John Scherding, representing the College, presented tonight's topics of traffic, exterior lighting, storm water and noise analysis. He asked Jonathan Edwards to address a change in the parking since the previous presentation.

Jonathan stated that he met with Julia Griffin, Town Manager and Ellen Arnold, attorney for the college, to discuss a memorandum of understanding of parking at 63 North Main St., on the upper deck of the parking structure. The 30 space lot will be available to the public indefinitely.

Traffic: Bob Chamberlain, Resource Systems Group, presented traffic data and projections about the new parking distributions when the VAC is complete. Joanna Whitcomb also delivered a Parking Space Accounting for the college.

The Board expressed a preference of the larger bulb-out for the bus stop.

Lighting: Ned Goodlin presented the various types of lighting that will be used.

Storm water: Mr. Scherding and Chelsea Christiansen presented the plan. The proposed stormwater management system for the VAC incorporates rainwater harvesting, detention, and infiltration. It includes best management practices which include rain water re-use system, infiltration system and water quality inlet that captures and treats the runoff.

Noise: Jeff Fullerton, Architectural Acoustics Group, presented the results of sound testing. The results show that the estimated sound levels will range from 40-45 dBAs. These are lower levels than the maximums specified in the Zoning Ordinance.

Mr. Scherding also added that the College has decided to use poured concrete rather than pavers for the Lebanon Street sidewalk.

The topic of utility poles was brought up again. Mr. Scherding re-iterated the college's stance; that they would consider working with the town, but cannot, at this time, put the funds into this undertaking when it doesn't directly impact the college. He stated when he last discussed this, Mr. Kulbacki said he would look into the cost of moving the utilities underground and get back to the college.

Jonathan Edwards stated that he understands neither the college nor the town can fund this project at this time. He also believes the issue is really about fair responsibility.

FAULKNER made a motion, with HORNIG seconding for the Planning Board Chair to write a letter to the Town Manager, the Selectboard, the Chamber of Commerce and the College stating now is the time to pursue underground utilities.

MAYOR made a motion, with HORNIG seconding, to find the application complete with the following six waivers:

- IXC Current boundary survey
- IXE Perimeter boundary
- IXG and IX O 6. Height of existing structures
- IXM Floodplain information
- IXN Landscape requirements for F O & M lot
- IXO6 Height of existing structures

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

HORNIG made the motion, with FAULKNER seconding, to continue the application to July 7, 2009 with the following eight possible conditions:

1. A pre-construction meeting with DPW and Planning staff shall be arranged by the

applicant prior to the beginning of construction.

2. Prior to any work being done in the street right-of-way, the applicant shall obtain an excavation permit.
3. Contractor parking shall not occur in any public or on-street parking space.
4. 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.
5. All construction activity will be scheduled to minimize conflicts with other activities in the downtown. To that end, the applicant shall consult with the Chamber of Commerce regarding construction activities.
6. On-site inspection of utilities and other site features may be required at the applicant's expense.
7. Maintenance protocol for stormwater management facilities shall be submitted to Planning and Zoning staff prior to occupancy.
8. 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.

Vicki Smith will be meeting with Mr. Scherding to re-write these conditions before July 7th meeting when they will be voted on.

The vote was unanimous in favor of the motion with MAYOR abstaining. The voting members were: Connolly, Mayor, Garipay, Faulkner, Esmay, Hornig and Dietrich.

3. Other business:

Wednesday, June 17th meeting: Meet at Ray School @ 2:30 for Neighborhood walk-around.

4. Adjournment: The meeting adjourned at 10:30pm.

Respectfully submitted,

Denise D. Shibles

Recording Secretary

