

**Residential Planning Committee
Hanover Planning Board
Meeting Minutes
28 June 2010**

Members: William Dietrich, Judith Esmay, Michael Hingston, Kate Connolly
Staff: Jonathan Edwards, Vicki Smith

The Committee toured the West End neighborhood on foot. Starting at the Town Offices, the route was as follows: south on School Street, west then north on Pleasant Street to Maple Street; Maple Street to Sargent Street; north on Sargent Street and back to Maple Street; west on Maple Street to Downing; then south along River Ridge Road, Weatherby and Lewin; east on Maple Street to Prospect Street; and north and east along Prospect Street, ending at the Town Offices. A tax map marked up to show land use and number of units on a lot was distributed.

Jonathan Edwards reported on setback distances between the edge of the road, the edge of the sidewalk and the building façade at many locations along the route.

The following observations were made:

- The West End neighborhood is very rich with different architectural styles and relationships of the house to the street. Some of these differences are representative of the periods in which the house was built and located on the lot.
- There is a discernible difference in feel of the neighborhood east and west of West street. There is a more urban feel east of West Street and a more suburban feel west of West Street.
- Front set backs vary considerably, street to street and on a given street. It doesn't seem to matter that many are nonconforming, and even a short set back does not offend the street or crowd the walker.
- Except for Maple and maybe Prospect/Allen, there was little vehicular traffic and no need for sidewalks. We observed that some of the streets (Sargent, Downing and Weatherby Road) are wider than they need to be.
- A distinguishing characteristic of each street within the West End is the number of cars visible from the street. (Contrast Downing and Sargent for example). On- street parking is effective at traffic calming.
- Street width varies from street to street and along any given street.
- A number of owners have shifted the orientation of their homes away from the street.
- There is a striking difference in the designs of the River Ridge condominiums and Hanover Court. These differences are not necessarily a result of zoning regulations. The advantages of the River Ridge design should be incorporated into our site plan standards.
- There were no truly untenable buildings or situations. In no part of the neighborhood were buildings too crowded or too tall.

Meeting adjourned at 4:00 pm.

The next meeting will be held on Tuesday, July 6 at 2:00 PM.

Vicki Smith, Scribe