

**Planning Board  
Board Room, Municipal Building 7:30 pm  
July 3, 2007**

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

**Alternates:**

**Selectman Alternate:** Bill Baschnagel

**Staff:** Vicki Smith, Jonathan Edwards

Others: See attached sheet

**1. Request for site plan waiver by Marc Milowsky, agent for Route 120 Realty Company, for the addition of a portion of an outdoor patio to be added at Jesse's Restaurant, 224 Lebanon Street (Route 120), Tax Map 21, Lot 6, in the "BM" zoning district.**

Marc Milowsky presented a plan for a 40-seat bluestone patio addition to Jesse's Restaurant, which is located on a lot that spans the municipal boundary; only a small portion of the proposed patio is located in Hanover. Any additional parking will be located in Lebanon.

Because alcohol will be served there, regular access to the patio is only through the building; the patio will be fenced with split rail fencing with a chained emergency access.

**A motion to waive site plan review was made by CONNOLLY, seconded by DIETRICH, and approved unanimously.**

**2. 07-10 Submission of application for public hearing and request for modification of an approved site plan (#033-083P2006-10) by Dartmouth College for site plan review of 1100 feet of five-foot concrete sidewalk along the north side of Tuck Drive, including landscaping and lighting, Tax Map 33, Lot 83 in the "I" zoning district.**

**CONNOLLY stepped down. BASCHNAGEL joined the Board.**

Frank Roberts reminded the Board that he had been asked by the Board to conduct further research on lighting; he and Alan Saucier proposed an acorn style fixture by Lumec with less than 1% up-light. The size of the light warrants a higher pole, which permits a reduction in the number of fixtures from 15 to 13, with improved lighting and distribution. Mr. Saucier said the mature elm trees on Tuck Drive should not interfere with the higher lights.

Ms. Smith observed that this proposed light is not certified as International Dark Sky (IDS), but that given the number of fixtures on the market it is not unusual to find fixtures not IDS-rated.

Mr. Roberts stated the pole itself is 14' and the rest of the fixture brings the height up to almost 17'6". COLLIER observed this would be 2'6" above the Town standard of 15'. Lighting can be increased by raising the lamp or by adding more lamps, she said; it seems the applicant's goal is always to have fewer lights and the Board's goal is to have lower lights. Mr. Roberts said the pole style was selected because it is used throughout Town and the acorn style light is used as street lighting elsewhere in the downtown. He explained that the taller poles eliminated uneven light spots created when the 12' poles were used in

the lighting layout. The applicant had considered varying the height of poles to respond to safety concerns.

COLLIER summarized that the lights should be uniformly the taller height. She asked that the next time the College proposes new lights that the poles be shorter, because higher poles create a commercial aspect.

Mr. Roberts was unaware of a survey conducted to resolve boundary issues. Attention has been given to drainage lines and the retaining wall and property line boundary between the college and cemetery land.

**A motion to accept the application as complete with waivers [perimeter survey, location of existing and proposed structures, use of abutting properties and trails, and zoning information] was made by HORNIG, seconded by ESMAY, and approved unanimously.**

**A motion to approve the modification to an approved site plan was made by DIETRICH, seconded by BASCHNAGEL, and approved unanimously.**

**3. 07-11 Submission of application for public hearing and request by Michael and Nancy Izenon, agent for Christopher Mausoloff, for modification of an approved subdivision (#90-11) for creation of additional driveway access where shared driveway access was previously approved at 641 Hanover Center Road, Tax Map 16, Lot 29, in the "RR" zoning district.**

**BASCHNAGEL stepped down. CONNOLLY rejoined the Board.**

Ann Kynor, Pathways Consulting, said that the Izenons have a purchase and sales agreement to purchase a 52 acre parcel from the Mausoloff Trust, one of three lots approved in a 1990 subdivision. Ms. Kynor reviewed the original conditions of the subdivision and the driveway access. The applicants seek modification of that subdivision to provide a driveway directly off Hanover Center Road, 180' from an existing driveway. The shared driveway location was not a condition of the subdivision but was a feature of the approved layout.

Ms. Smith reminded the applicant that a wetlands permit may be required prior to installation of a new culvert. The Board saw no need to revoke the existing driveway access.

**A motion to accept the application as complete with two waivers [existing and proposed building sites and lot lines and angles and dimensions] was made by CONNELLY, seconded by ESMAY, and approved unanimously.**

**A motion to approve a modification of the approved subdivision by creation of additional driveway access off Hanover Center Road was made by ESMAY, seconded by HORNIG and approved unanimously.**

**4. 07-12 Submission of application for public hearing and request by Penfield Family LTD Partnership for minor subdivision approval to create a new .92 acre lot with frontage on Curtiss Road leaving a 2.13 acre lot with existing 42 unit apartment building at 8 Reservoir Road, Tax Map 44, Lot 4, in the "GR-2" zoning district.**

COLLIER asked staff for advice on combining site plan and subdivision review into one hearing. Ms. Smith explained that two actions need to be taken by the Board: one action to create a new lot and the other action to develop the new lot with 15 units. The public hearings for both actions can be held

concurrently.

Speaking for the applicant, Rod Finley said the applicant intends to locate the 15 units in a single apartment building on a standalone lot; this is not a major subdivision. The project requires special exception for a multi-family dwelling in the "GR-2" district, and Planning Board approval of the subdivision of the lot is a prerequisite for ZBA consideration of the application for special exception. COLLIER observed that it was conceivable that the subdivision might limit the options available for the site plan. However, a subdivision can be modified later if the Board cannot find the site plan satisfactory on the subdivided lot.

Mr. Finley described the minor subdivision, which would create a lot of 92,000 square feet with 166 feet of frontage on Curtiss Road, with access from Lyme Road. The access route on the lot presently includes a right of way easement for the benefit of property at 45 Lyme Road. COLLIER noted that Planning Board standards hold that a subdivision may not adversely affect lots that may be subject to future subdivision on any adjoining property. CONNOLLY observed that the adjoining properties are fully developed.

Mr. Finley cited Lyme Road traffic counts taken when school was in session; the projected increase in traffic volume is within the amount anticipated by the Lyme Road Neighborhood Study Group. Access to Reservoir Road had been considered and rejected. Access to Curtiss Road was rejected as contrary to the wishes of neighbors. The applicant intends to retain a residential character commensurate with the Curtiss Road neighborhood.

In response to concerns about traffic on Lyme Road introduced by the proposed project, Mr. Finley said the applicant anticipates that residents in the proposed project will tend to work locally, living within walking distance of their employment. Mr. Edwards suggested running a traffic model scenario and congestion analysis comparing traffic impacts on access to Lyme Road and Reservoir Road. He said that access to one lot could be placed on an adjoining lot if the record shows good cause for that arrangement.

For the applicant, Mr. Saladino said that the Fire Department reviewed the project at staff review. A traffic light had been suggested but Chief Bradley said there would not be a traffic light.

Mr. Finley pointed out that he is seeking a waiver of the requirement for soil test information for on site sewage disposal; the project will tie into the municipal sewer.

Members of the public present expressed concern for the size and density of the project, traffic impacts, access to the subdivision, the removal of trees, the loss of the present open space enjoyed by the neighborhood.

COLLIER stated that site plan review will be considered after the minor subdivision application is decided. A site visit was scheduled. COLLIER asked the applicant to mark all significant details on the ground, including the corner of the building and the parking lots, and to plan to explain how storm water will be collected and distributed.

**A motion to continue the site plan hearing to July 10, 2007 at 6 p.m. on the site was made by HORNIG, seconded by ESMAY, and approved unanimously.**

**5. 07-13 Submission of application for public hearing and request by Penfield Family LTD Partnership for site plan and subdivision review to create a 15 unit multi-family dwelling with associated parking, Curtiss Road, Tax Map 44, Lot 4, in the "GR-2" zoning district.**

Ms. Smith explained that the subdivision requested in this application is subdivision of a building into units for purchase. The applicant proposes to build 15 two story apartment units, one of them a handicapped accessible unit; he is presently unsure of the square footage for each unit. He proposes 31 parking spaces, two of which are handicapped accessible. Each unit has a full basement; dormers on the plan have been added for architectural character and do not denote a third floor. The applicant proposes landscaping and a split rail fence along Curtiss Road.

**A motion to continue this hearing to July 10, 2007 at 6 p.m. on the site was made by DIETRICH, seconded by ESMAY, and approved unanimously.**

**6. Request for extension of completion of second phase of Velvet Rocks II planned residential development by Simpson Development Corporation, Greensboro Road, Tax Map 1, Lot 3, in the "SR-2" and "RR" zoning districts.**

For Simpson Development, Dennis Marquise requested an extension for completion of the project until 2011. The project comprises 65 units, 19 of which have been granted certificates of occupancy. Another building will be ready for a certificate of occupancy in 2008. The present deadline for completion is January 25, 2008.

COLLIER observed that a slow pace can be good for the Town in terms of absorbing the units, school children, and traffic, but it can have adverse consequences if land is open and erosion is an issue.

Mr. Marquise stated that Pod 3 has been logged but not stumped; in the short term little of it will be disturbed. Mr. Edwards stated the land has been stabilized to Ray Lobdell's satisfaction and there has been no disturbance since that assessment. Mr. Marquise said it would be left undisturbed until work was ready to begin again, probably in the summer of 2008.

As to the prompt completion of recreation trails or other features the Board prefers be done sooner rather than later, Mr. Marquise said there are still two major aspects outstanding. He is waiting for the Town's review of the 113 acre open space deed, and the link to the Appalachian Trail and other footpaths and bike paths has yet to be completed.

Mr. Marquise said Velvet Rocks volunteered to pay a \$32,500 fee to the Town in lieu of providing recreation facilities at this project. Ms. Smith said the Town could find no suitable area for a recreation field on the site, and the recreation fee is being used to develop playing fields elsewhere to respond to the heavy demand for them.

Mr. Marquise stated he would be willing to modify the conditions--the footpaths linked with Appalachian Trail and the biking links--to say that the trail will be done by the end of 2008. He noted that that would take some effort on the Town's part.

Mr. Marquise said he has been in contact with the Affordable Housing Commission to talk about setting aside six units for affordable housing.

**A motion to allow an extension for building until January 25, 2010 with the condition that the trails be completed by December 31, 2008 was made by ESMAY, seconded by DIETRICH, and approved unanimously.**

**7. Other business:**

Penfield site visit July 10<sup>th</sup> at 6:00 PM.

The next Planning Board meeting will be August 28, 2007.  
Route 120 study at the Community Center on July 11 at 5:00 PM.  
The Rural Working Group meetings are Mondays at 12:00 PM in Trumbull Hall.

**8. Adjourn:** Meeting adjourned at 10:20 PM.

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