

Planning Board

Board Room, Municipal Building, 7:30pm

July 7, 2009

Members: Kate Connolly, Michael Mayor, Charlie Faulkner, Jim Hornig, Bill Dietrich (Acting Chair)

Alternates: Mike Hingston

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards

Others: See attached sheet

1. 09-09 Continuation of submission of Application and public hearing 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 Street, Tax Map 34, Lot 17, in the "I" zoning district.

John Scherding and Skip Berk, both representatives of the College, came to discuss the following:

FOM lot & the Brick Wall- They presented options concerning landscaping of the FOM parking lot and the brick wall along Lebanon St. After viewing the options and much discussion, the Board decided to postpone any decision until much of the VAC project was finished, in order to get a true picture of what the area will look like.

Underground Utilities- Jonathan Edwards, Director of Planning & Zoning explained that he and the College have been in discussion surrounding the issue of underground utilities. They are working on creating an agreement where the College will make a commitment to contributing to a fund to be used toward the underground utilities along Lebanon St., either during the VAC construction or at a later date. Other town businesses will be asked to contribute as well.

Moving Utility Poles- Mr. Scherding reviewed his discussion with Fairpoint Communications, concerning moving the utility poles. Fairpoint tells him there is no need to move the poles and if they were to be moved, it could only be a maximum of 15 inches. Hanover Public Works says the poles need to be moved. The Board stated it will be a condition that this be worked out with the Public Works director.

Plan vs. Downtown Visioning Study- The Board expressed its concern, not unanimous, over the seeming lack of consideration of the study's recommendations for this area. Mr. Scherding explained that the College used the study as a guide and did not take its recommendations literally.

Public comments- Comments made by the audience were: concerned over roof "boxes", building too close to the street, feels cramped into the space, is an improvement over what's there now and would have liked to have seen more space for townspeople to interact with students.

CONNOLLY made a motion, with HORNIG seconding, to continue the application to the July 21, 2009 hearing. The vote was unanimous in favor of the motion, with the following members voting: Connolly, Hingston, Mayor, Hornig, Dietrich and Faulkner.

The following two agenda items were heard and decided on simultaneously.

2. 09-12 Submission of Application and public hearing for Minor Lot Line Adjustment by Sarah Pinneo, Michael Lake, & Dartmouth College to annex 62,200 square feet from 552 Hanover Center Road, Tax Map 13, Lot 11 to 572 Hanover Center Road, Tax Map 13, Lot 14, in the "RR" zoning district.
3. 09-15 Submission of Application and public hearing for Minor Lot Line Adjustment by Dartmouth College, Sarah Pinneo, & Michael Lake to annex 63,300 square feet from 572 Hanover Center Road, Tax Map 13, Lot 14 to 552 Hanover Center Road, Tax Map 13, Lot 11 to, in the "RR" zoning district.

Mr. Lake explained to the Board how the lots were presented to him when he purchased the property and that it was later discovered the boundary lines were not correct. He has worked closely with the College and they have reached an agreement to make these adjustments, allowing all of the current structures to be in one lot, owned by Mr. Lake.

FAULKNER made a motion, with CONNOLLY seconding, to approve both applications as complete. The vote was unanimous in favor of the motion.

FAULKNER made a motion, with CONNOLLY seconding, to approve both applications. The vote was unanimous in favor of the motion with the following members voting: Connolly, Hingston, Mayor, Hornig, Dietrich and Faulkner.

4. 09-14 Submission of Application and public hearing for Minor Lot Line Adjustment by Gregory Baker, to annex .79 acres from 8 Buck Road, Tax Map 24, Lot 36 to 18 Buck Road, Tax Map 24, Lot 37, in the "OL" zoning district.

Pat Buccellato, from Pathways Consulting, presented the application for Mr. Baker. He explained this line adjustment was needed to create a buffer.

MAYOR made a motion, with HORNIG seconding, to approve the application as complete. The vote was unanimous in favor of the motion with the following members voting: Connolly, Hingston, Mayor, Hornig, Dietrich and Faulkner.

MAYOR made a motion, with HORNIG seconding, to approve the application. The vote was unanimous in favor of the motion with the following members voting: Connolly, Hingston, Mayor, Hornig, Dietrich and Faulkner.

5. 09-11 Submission of Application and public hearing for Minor Lot Line Adjustment by Robert Sachs, Agent for Jeanne O'Sullivan Sachs, property owner of record, to annex .21 acres from 5 Spencer Road, Tax Map 18, Lot 23, to 7 Spencer Road, Tax Map 18, Lot 25, in the "SR-1" zoning district.

Mr. Sachs presented the application for Ms. Sachs. He stated that there is a correction to the application. The land is being adjusted from lot 7 to lot 5. He also stated that there is a small amount of land being transferred within the two lots.

MAYOR made a motion, with HORNIG seconding, to approve the application as complete. The vote was unanimous in favor of the motion with the following members voting: Connolly, Hingston, Mayor, Hornig, Dietrich and Faulkner.

MAYOR made a motion, with HORNIG seconding, to approve the application. The vote was unanimous in favor of the motion with the following members voting: Connolly, Hingston, Mayor, Hornig, Dietrich and Faulkner.

6. 09-13 Submission of Application and public hearing for Modification of an Approved Site Plan (Case No. P2008-33) by Dorks R Us for improvements to the site for an approved hotel at 2-6 South Street, Tax Map 34, Lot 37, in the "D-1" zoning district.

Mark Wadler, Opechee Construction Corporation, presented the modifications to the Board. They included:

- clapboards will be changed from wood to brick with simulated wood accent panels
- eliminated part of patio to add green space
- entrance on South St. added
- change to rear parking lot, adding parking pavers
- moving rear door to the eastern most rear-side to allow area for utility vehicle access
- no longer creating a "green" roof- drainage will go into stone detention area under parking pavers

They will not be acquiring LEED certification, but would be able to qualify, if they choose.

MAYOR made a motion, with CONNOLLY seconding, to approve the application as complete with one waiver. The vote was unanimous in favor of the motion with the following members voting: Connolly, Hingston, Mayor, Hornig, Dietrich and Faulkner.

MAYOR made a motion, with CONNOLLY seconding, to approve the application with the following 15 conditions:

1. A pre-construction meeting with DPW and Planning staff shall be arranged by the applicant prior to the beginning of construction.
2. At the discretion of the building inspector, independent code review of building plans may be required at the applicant's expense.

3. Prior to issuance of a building permit for the project, easements shall be executed to implement the Easement Plan prepared for Dorks R Us et. al. by Pathways Consulting, LLC, Project no 11612-3, dated June 1, 2009..
4. Prior to any work or obstruction in a Town right-of-way, the contractor performing the work shall obtain necessary permits, including but not necessarily limited to obstruction, excavation, sewer connection, water service connection, etc.
5. The applicant shall meet weekly with the Police and Public Works departments to plan for specific dates and times for road and sidewalk closure.
6. The applicant shall upgrade the pedestrian crossing of Main Street south of the Main/South/Maple intersection.
7. Contractor parking shall not occur in any public or on-street parking space.
8. 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.
9. On-site inspection of utilities and other site features may be required at the applicant's expense.
10. The applicant shall pay for materials and subcontractor expenses associated with the Town's work to install concrete sidewalk from the applicant's western property line to Main Street.
11. The applicant shall maintain the concrete surface outside the street right of way.
12. The maintenance protocol for stormwater management facilities shall be submitted to Planning and Zoning staff prior to occupancy.
13. Prior to occupancy, decibel measurements of the mechanicals shall be submitted and acoustical baffling added if the noise levels do not meet town standards.
14. The applicant shall demonstrate that roof top mechanicals are not visible from the Nuggett, corner of South Street and Main Street, the top deck of the public parking structure and South Street, or shall screen the roof top mechanicals.
15. A single digital file and three (3) hard copies of site work and utility as-built plans shall be submitted to DPW in AutoCAD 2000 format or later with documentation of all utilities accurate to within 6 inches of actual location. There shall be separate layers for each type of utility, grading, buildings, landscaping and unique site features. All layers deemed unnecessary by DPW shall be removed from the digital file. In addition, engineering field notes of utility depths, crossings and measurements shall be submitted to DPW.

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

7. Minutes May 19 and 26, and June 16, 2009
 - May 19th- HINGSTON made a motion, with MAYOR seconding, to accept the minutes with corrections. The vote was 5 in favor of the motion and one no. The 5 approved votes were Hingston, Mayor, Hornig, Dietrich and Faulkner. The no vote was Connolly.

8. May 26 & June 16- MAYOR made a motion, with HORNIG seconding to approve the minutes. The vote was unanimous in favor of the motion with the following members voting: Connolly, Hingston, Mayor, Hornig, Dietrich and Faulkner.
9. Other business
 - July 21st hearing- Scenic Rd & VAC
 - July 22nd- Residential Project Walkabout
10. Adjourn- The meeting adjourned at 9:50pm.

Respectfully submitted,

Denise D. Shibles

Recording Secretary