

Planning Board

Board Room, Municipal Building, 7:30pm

July 21, 2009

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

Alternates: Mike Hingston

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards

Others: See attached sheet

1. SCENIC ROAD PUBLIC HEARING to review National Grid's request to trim and remove trees and brush adjacent to and beneath its power lines along Ruddsboro, Moose Mountain Lodge, Three Mile, Goodfellow, King, Pinneo Hill and River roads, all town designated scenic roads. A hearing is required for this work under RSA 231:158-Effect of Designation as Scenic Road.

Janice Ramsey, Sr. Arborist for National Grid explained the need for this request and reassured the Board that no stone walls would be disturbed.

MAYOR made a motion to move to consent the request, with DIETRICH seconding. The vote was unanimous in favor of the motion with the following members voting: Connolly, Mayor, Faulkner, Esmay, Hornig, Dietrich and Hingston.

2. 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.

Judith Esmay and a few other Board members expressed their support and concerns, to the college, regarding the VAC interface with Lebanon St. and the project's conformity with the Downtown Vision Report.

John Scherding and Skip Berke, from the college, explained that they have no computer generated "fly through" to present, due to costs.

They spoke to the size of the VAC and how, they believe, it addresses the Downtown Hanover Vision and re-iterated the landscaping plan and how it relates to the public.

After some clarification about the Lebanon Street building face and its windows, the public was invited to speak.

The following suggestions, comments and concerns were voiced:

- Have public kiosk to purchase tickets to all events, inside the VAC, and something to “advertise” events outside
- Subterranean parking?
- Don’t like façade
- Doesn’t like “box” look or bollards
- Parking during college events?
- I like it!
- I appreciate the thought given to including green space and public access.

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

MAYOR made a motion, with HORNIG seconding, to approve the application with the following 11 conditions:

1. Revised plan sets shall be prepared including the bulb out revision, modifications to lower to four feet the existing brick wall surrounding the F O and M parking lot, the re-designed parking lot, its landscaping, the landscaping in front of the brick wall, sidewalk materials, pressure grouting and capping of the abandoned sewer, successful re-working of the pole anchors for the utility pole across from Sargent Place and use of the Town’s trench patch detail.
2. A pre-construction meeting with DPW and Planning staff shall be arranged by the applicant prior to the beginning of construction.
3. Prior to any work being done in the street right-of-way, the applicant shall obtain an excavation permit.
4. Contractor parking shall not occur in any public or on-street parking space.
5. 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.
6. All construction activity shall 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.
7. Construction vehicles shall not use Currier Place or Dorrance Place without prior approval from the Planning and Zoning Department.
8. On-site inspection of utilities and other site features may be required at the applicant’s expense.
9. Maintenance protocol for stormwater management facilities shall be submitted to Planning and Zoning staff prior to occupancy.

10. Replacement of landscape materials shall be guaranteed for five years from the applicant's acceptance of plantings.
11. 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 six to one in favor of the motion with the following members voting in favor: Connolly, Mayor, Hornig, Esmay, Faulkner and Dietrich. Hingston voted against the motion.

Other business:

- July 22nd Residential Project meeting- Meet at the Town Office at 2:15pm and carpool to the neighborhoods.
- Next Planning Board meeting will be July 28th.

Adjournment: The meeting adjourned at 9:55pm.

Respectfully submitted,

Denise D. Shibles
Recording Secretary