

**Planning Board
Board Room, Municipal Building 7:30 pm
August 28, 2007**

Members: Nancy Collier, Judith Esmay, Kate Connolly, Michael Mayor, Charlie Faulkner, Bill Dietrich

Alternates: Joan Garipay

Selectman Alternate: Bill Baschnagel

Staff: Vicki Smith, Jonathan Edwards

Others: See attached sheet

Agenda:

1. 07-14 Submission of application for public hearing and request by Leland & Maureen Hall, Trustees, Maureen Hall Revocable Trust, and Christopher Brown & Jocelyn Chertoff for minor lot line adjustment, to annex .25 acres from the Hall property, Tax Map 25, Lot 48, 1 Mink Drive, to the Brown/Chertoff property, Tax Map 25, Lot 46, 5 Mink Drive, in the "SR-2" zoning district.

Leland Hall described the requested lot line adjustment, the purpose of which is to preclude further subdivision of the property under dimensional requirements of the present zoning ordinance. It is understood that both subject lots must continue to meet zoning requirements for the "SR-2" zoning district. The stone wall on the property will be unaffected by the adjustment.

A motion to accept the application as complete was made by MAYOR, seconded by DIETRICH, and approved unanimously.

A motion to approve the application was made by MAYOR, seconded by DIETRICH, and approved unanimously.

2. Update on alternate water supply for Dartmouth College's Burnham Soccer Field.

CONNOLLY stepped down. BASCHNAGEL joined the Board

The site plan for Dartmouth College's Burnham Field was approved by the Planning Board January 2008 with the condition that the College return to report on an alternate water supply for the field. For the College, John Scherding reported that the northwest corner of the facility has been identified as a possible well location. The College is working with a hydro geologist to determine the precise location; a test well will be drilled. The geologist has concluded there is a significant supply of water, enough to supply other fields as well. The goal is to stay below 56,000 gallons of water per day to avoid becoming a public water supplier as defined by the State. There is no economic reason to develop the new water source; the College is pursuing it in response to the Town's request. The College anticipates no negative effect of the well on the water supply elsewhere in Town.

MAYOR asked if the capacity of the well or the use of the well has DES restrictions. Mary Borque replied that the State regulates the use of the well water to prevent bottling and shipping the water out of state. A test well is necessary to verify that there is enough water to service the fields. Mr. Scherding stated

there is always the possibility that the well will not produce the volume the geologist believes it will.

MAYOR asked about the possibility of recycling the irrigation water that comes off the field. Ms. Borque said that in the final submission modifications have been made to allow additional time for the water to permeate the soil before entering the storm water system. Pipes have been placed at a higher level to promote water infiltration into the soil. Since the sub soils have a large clay content, the benefit may be minimal, but the College has done what it can, given the limitations of the soil.

Mr. Scherding agreed to report the results of the study to the Planning Board. COLLIER said the report may be given in a letter to the Board rather than an appearance.

Mr. Scherding said the College plans to build a pump house. Ms. Borque stated the use of grey water had been evaluated and rejected; the well option is preferable to having to store grey water on the site.

3. 07-17 Public hearing and consideration of request for modification of conditions #4 and #5 of the site plan approval for Gile Tract Community Housing Case #021-002P2006-05 granted on January 23, 2007.

ESMAY stepped down.

Charles Lief stated condition #5 did not need to be considered; the applicant now requests modification of condition #4 regarding pedestrian travel between the Gile Community project and downtown Hanover. Charles Lief said the State was asked whether Route 120 travel lanes could be narrowed further to the south so that a sidewalk could be installed from the Buck Road intersection to the light at Greensboro Road. The project has also sought to develop an appropriate funding mechanism that would allow other users and beneficiaries to share the costs of this development. Mr. Lief anticipates a lengthy process once he approaches the State for permits. The condition on site plan approval presently requires resolution of the issue prior to issuance of the first certificate of occupancy. The first certificate of occupancy will be needed by April 2008, and that there will not be enough time to gain State approval and build the pedestrian improvements.

Another issue is unresolved: the specific amount of money to be escrowed in lieu of completion of the pedestrian improvements prior to occupancy.

Mr. Lief proposed modification of the condition so that the work would not need to be completed prior to granting the final certificate of occupancy. Mr. Edwards concurred that the State permitting process will probably take more than a few months to resolve.

BASCHNAGEL asked whether the Buck Road bus shelter that had been removed would be replaced; he suggested that the sidewalk go to the bus shelter. Mr. Edwards volunteered to find out where the bus shelter went and whether it is coming back.

Mr. Lief is seeking State funding for the sidewalk construction. CONNOLLY stated she would like to know Peter Kulbacki's estimate of the value of the work. Mr. Lief stated the developer and Town need to come to an understanding about how others could contribute to this project so the Gile Community project would not have to pay the whole cost.

Ms. Smith noted that the Hanover Woods project will be coming soon and what is done for one needs to be done for all. Mr. Lief stated he is ready to talk with Hanover Woods developers.

COLLIER said the Town's interest in this affordable housing project would warrant its assistance, possibly with cash, where the Hanover Woods project, which is a private project, would not. Mr. Edwards said the

projects are different, but all projects need to be treated equally. Mr. Lief pointed out that this project's financial success is also important to the Town because the Town will share in the profits of the sales.

A motion to change the language of condition #4 by dropping the word "either" in "A" and adding a colon, leaving "B" as it reads, and "C" as it reads with the addition of the sentence: "This escrow amount can be revisited, if necessary, based on project costs including this applicant's fair share" was made by DIETRICH, seconded, and approved unanimously.

ESMAY rejoined the Board.

4. 07-12 Continuation of 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.

5. 07-13 Continuation of 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.

Both 4 and 5 were heard together.

Rod Finley explained that a new design was developed after meetings with the Curtiss Road neighbors, who expressed concern about access from Curtiss Road. The plan has been revised to allow access across an adjacent parcel to Route 10 and Reservoir Road.

Mr. Finley noted the LP gas tanks have been relocated, with a line running to the mechanical room. He pointed out the location of the new dumpster, which will be shared with Hampshire House. Mr. Finley explained the storm water and drainage system. He pointed out the location of a paved sidewalk. The only utility left above ground is a transformer.

Mr. Finley said there will be 15 units in the project, arranged in a U formation around a courtyard that measures about 40' by 130'. Each unit will have a front entrance on a porch on the courtyard, will be made up of two prefabricated boxes, and will measure 22' X 27', with 1188 square feet of living space. The owner intends to rent the units.

There are no exits on the rear of Hampshire House. Pedestrian paths will be paved in part and privately maintained.

Neighbors expressed concern for the density of the project, the adequacy of the storage and discharge of the drainage system, noise, the lack of play space, and the need for landscaping and screening.

A motion to approve the application as complete with the conditions that access easement language be produced and the approval of a subdivision with language acceptable to staff for access easement to both Reservoir Road and Lyme Road be produced was made by CONNELLY, seconded by MAYOR, and approved unanimously.

Planning Board members expressed a preference for the relocation and shielding of the transformer, an increase in communal open space, provision of non-deciduous trees to screen car headlights, walking space for residents, installation of a play space for children, reduction in the amount of paved space, combination of driveways, drainage planned for significant storm events, and ensuring that the housing

units remain permanently affordable. Neighbors asked for units that retain the neighborhood's character and face Curtiss Street.

A motion to continue the application for site plan approval to September 18, 2007 was made by MAYOR, seconded by ESMAY, and approved unanimously.

6. Minutes of February 28, March 6, March 13, March 20, April 3, April 10, April 24, May 1, and July 10, 2007.

Minutes will be put on the agenda for September 4, 2007.

7. Other business:

Conservation Commission request to be heard on September 11, 2007.

Comments for the Route 120 meeting should be submitted to Mr. Edwards by the end of the week.

Wetlands Committee meeting at 10 am on August 29, 2007.

Rural Committee meeting at 12:00 PM on September 10, 2007 in Trumbull Hall.

8. Adjourn: Meeting adjourned.

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