

**Planning Board  
Board Room, Municipal Building – 7:30 pm  
January 16, 2007**

In attendance:

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

**Alternates:** Joan Garipay

**Staff:** Vicki Smith, Jonathan Edwards

**Others:** See attached sheet

CONNOLLY stepped down.

**06-24 Continuation of submission of application and site plan review of proposal by Dartmouth College to construct a soccer field with associated stands, lighting, scoreboard, support structure with locker rooms and bathroom facilities, and a grounds-care structure, 4 Summer Court, Map 34, Lot 102, in the "I" zoning district.**

Mary Bourque explained changes to the plan that had been made since the Planning Board first heard the proposal. Some changes were made to the drainage to encourage infiltration. Matt Moore from Cavanaugh Tocci discussed noise impacts and James Catella from Clark Companies discussed lighting. The lights will be field tested after installation, a field audit will be completed at the property line, and the lights adjusted if necessary. The Board thought that the proposed noise and lighting standards were satisfactory as they were similar to the limits set for use of Scully Fahey field.

The applicant will work with the abutter and Town DPW to site a new street light at the south east corner of Summer and Park Street.

The Board expressed concern with the College's reliance on treated water supplied by the Hanover Water Works Company to irrigate the field. Board members hoped the College would develop another source that would not use town drinking water for field irrigation. There was some concern about tapping into the aquifer underlying the downtown for large water withdrawals, based on the consideration that aquifer water should be reserved for domestic consumption in the event that the Town surface water system can no longer be used. The College intends to use an amount so small that it will not require DES regulation if a new underground source is developed. The Board wanted to hear the results of the College's research into new source development prior to the issuance of a certificate of occupancy.

The Board had no further questions. A motion was made to find the application complete with the following waivers:

- IXD. Certification, dated within six months, of a currently valid boundary survey by a land surveyor licensed to practice in New Hampshire.
- IXF. The perimeter boundaries of the lot or lots of the proposed site, including compass bearings, distances, and lot areas.
- IXL. The size and location of all existing and proposed public and private utilities.
- XC. Pole height waiver

**A motion was made and seconded to approve the request for site plan review by Dartmouth College to construct a soccer field with associated stands, lighting, scoreboard, support structure with locker rooms and bathroom facilities, and a grounds-care structure, 4**

Summer Court, Map 34, Lot 102, in the "I" zoning district as shown on plans prepared by Pathways Consulting, LLC, Project No. 10574, dated November 7, 2006, revised November 22, 2006, to be revised to include alternate drainage plans. The motion was made and seconded with the following conditions:

1. No events on Burnham Fields requiring lights at the 50 foot candle level and the sound system will be scheduled to start later than 7:00 PM. After 7:00 PM, no more than ten athletic events per year requiring lights at the 50 foot candle level and sound system on Burnham Field will be allowed. The Town will be notified of these events in advance. Any games starting before 7:00 PM but continuing with lights at the 50 foot candle level and the sound system beyond 7:00 PM will be counted as one of these ten events.
2. No non-athletic events requiring the use of the lights will be scheduled on Burnham Field.
3. The use of the sound system after 7:00 PM shall be limited to announcements related only to the on-going game and the National Anthem. The sound system is to be used only during athletic events as referenced in Condition #1 above. No other music, commercials, or sponsored announcements shall be permitted at any time. This condition is not intended to prohibit life safety or emergency announcements.
4. No conventional airhorns will be used on Burnham Field. Speaker system simulation airhorns will be allowed with volume control. The simulation airhorns are to be used only by officials and only during athletic events as referenced in Condition #1 above.
5. Practices, but no games events, on Burnham Field will be allowed to take place until 8:00 PM with lighting at the 30 foot-candle level with no use of the sound system. No use of the lights or sound system will be permitted after 8:00 PM.
6. If the Chase Road drainage system fails due to the construction of this facility, it shall be the responsibility of Dartmouth College to upgrade the Chase Road drainage system.
7. There shall be no loss of parking spaces at the Thompson Area parking lot after construction.
8. The noise impact from the Public Rest Room/Locker Room building will meet current Town noise ordinance requirements.
9. The only lighting for the scoreboard will be internal lights for letters and numbers.
10. No lighting will be provided for summer camps.
11. The lighting system shall meet the lighting performance specifications as represented in the site plan submission dated November 7, 2006.
12. The speaker system for the Burnham Field shall be designed to similar specifications and with similar controls to those at the Scully-Fahey Field.
13. Snow removal from Burnham Field shall not occur between 9:00 PM and 7:00 AM.
14. An off-site parking and shuttle service shall be provided in the event of a large anticipated parking need due to overlapping events at Burnham Field with other college events using Thompson parking lot for parking.
15. The applicant shall submit to the Planning Board for confirmation, three full sets of revised plans and documents reflecting the applicant's final proposal.
16. The location and type of light fixture to illuminate the southern corner of Park Street and Summer Court will be determined by the applicant in conjunction with the Town and immediate abutter.
17. The Planning Board urges Dartmouth College to use a water source for irrigation of Burnham Field other than treated water supplied by the Hanover Water Works

**Company; and prior to the issuance of the certificate of occupancy, the applicant shall come before the Planning Board to report on the development of this alternate supply of water.**

- 18. A report describing the maintenance of the vortechincs stormwater treatment unit shall be submitted annually to the Planning and Zoning office.**
- 19. Prior to the issuance of a certificate of compliance, digital and hard-copy as-builts showing the location of structures and underground utilities shall be submitted in a form satisfactory to the Director of Public Works.**

**The motion was approved unanimously by the Board.**

CONNOLLY rejoined the Board.

**06-21 Continuation of submission of application for design review by Dartmouth College for a planned residential development with 123 units to be served by new roads at the corner of Grasse and Trescott Roads, Map 4, Lots 9 and 10, in the "GR-3" zoning district; this review will focus on access: vehicular, bicycle, and pedestrian; sidewalks and trails; and off-site traffic impacts.**

Tim McNamara and Janet Choi of Resource Systems Group presented an overview of access options to the Grasse III site including vehicular and pedestrian routes on roads and trails. The results of a traffic study were also presented and discussed. There was discussion about strengthening the pedestrian connections between the site and Lyme Road via the Strong Trail and between the site and downtown via East Wheelock Street. Improvement of the Strong Trail incorporating a new surface and some widening could facilitate increased use. Putting a sidewalk along East Wheelock Street was seen as problematic. Both improvements would require more DPW effort. Advance Transit service would really help address traffic increases at key intersections due to the project. An inquiry will be made to determine if a new route could be added to serve this area.

The realignment of the intersection of Grasse and East Wheelock was discussed. Vicki reported that Peter Kulbacki would like to see a three way signed stop intersection. She said that Mr. Kulbacki does not support the "dog leg" to be created to slow traffic speeds along Grasse Road; he sees Grasse Road as an integral part of the town road system that should not be compromised by the "dog leg." Rip Road neighbors support that idea and are very concerned about traffic on Rip Road. It is used as a recreation path by many joggers, walkers, and bikers. Tim and Janet reported on the expected traffic increase at build out with Reservoir Road being re-built. There is concern about the functioning of the Park and Wheelock intersection, which is expected to fail with just the estimated background traffic. The addition of the Grasse 3 traffic to those flows will exacerbate a bad situation.

The road layout of the project was discussed. Tim explained an idea that is promoted by Vicki: replacing the "second egress" road with a shorter, steeper access road to East Wheelock Street. He will confirm support for this revised second egress route with DPW and emergency services town departments.

The Board felt that there had been many questions raised and enough homework for the applicant that the topics of access and traffic impacts needed to be discussed at another meeting. The issue of density should also be addressed at this next meeting.

Winnie Stearns was concerned about conflict of interest. She noted how many of the Planning Board members have connections to Dartmouth College. She has prepared a memo stating her concern that will be distributed to Board members.

**On a motion which was seconded and unanimously approved, design review of Grasse Road**

**III development was continued until February 6, 2007 in the same room at 7:30 pm.**

**Approval of minutes: 12/05/06**

The minutes of December 5, 2006 were reviewed, amended, and unanimously approved.

**Other business:** None

**Adjourn:** The meeting adjourned at 10:20 pm

Respectfully Submitted,

Vicki Smith, Senior Planner  
Judith Esmay, Clerk