

Planning Board

Board Room, Municipal Building, 7:30

February 3, 2009

Members: Judith Esmay, Jim Hornig, William Dietrich, Nancy Collier

Alternate: Mike Hingston

Selectman Alternate: Bill Baschnagel

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards

Others: See attached sheet

1. Informal discussion with Peter Knights regarding property owned by L. A. Suncook south of Mink Brook.

Mr. Knights presented everyone with an overview of a project being proposed in Lebanon and how that is connected to a parcel of land in Hanover, also owned by L.A. Suncook, currently zoned Forestry. They are looking at possibly developing approximately 20 acres of the 120 acres of Hanover property, if it could be rezoned to residential. They might possibly donate the remainder of that 120 acres to the town to be preserved as conservation property.

Hanover land could possibly be used as residential or commercial.

Access would probably be from the Lebanon side due to wetlands via the DHMC land.

Concerns were addressed about town services to that area and Mr. Knights stated there could be a contract with Lebanon to provide these services.

L.A. Suncook is in contact with the Dartmouth-Hitchcock Clinic.

Jonathan addressed some concerns around service and access issues, including water supply and public utilities.

The Master Plan talks about village centers but the town is not ready to address this.

Mr. Knights would like to see both the Lebanon project and the Hanover project work hand in hand. There is some concern with the timing in order to move the projects forward, including the large conservation property.

due to being a neighbor to the next project. ESMAY
ir.

2. Request for site plan waiver by Hypertherm, Inc. to install a new underground power service from Great Hollow Road to a new 9'x9' transformer pad at 21 Great Hollow Road in the "BM" zoning district.

Rod Finley, from Pathways and representing Hypertherm, presented the plan to install a new underground power service.

Collier asked if the tree screening will stay as it is. Mr. Finley stated none of the tree screening will be touched. They purposefully mapped out the layout to avoid any removal of trees and to minimize how many times it cuts across the pavement. He also stated that they are disturbing the outer buffer of the wetlands area.

Vicki Smith questioned the amount of area being disturbed and Mr. Finley stated it would be 1200 sq. ft. but all the disturbed area will be restored to its original condition.

HORNIG made a motion, with DIETRICH seconding to grant the waiver to install a new underground power service. The vote was unanimous in favor of the motion. The voting members were: Baschnagel, Hingston, Hornig, Esmay and Dietrich.

COLLIER returned to the board and resumed the chair.

3. 09-02 Submission of Application for Site Plan Review by Dartmouth College for modification of existing loading docks at Spaulding Auditorium and Hood Museum of Art. The properties are located at 4 East Wheelock Street, Tax Map 34, Lot 17, in the "I" zoning district.

John Scherding, from Dartmouth College, Don Longwell from Randall Mudge & Associates (architects), Will Davis from CLD Consulting Engineers, Chelsea Christiansen from Nitsch Engineering, Shawn Seaman from William Berry & Sons (contractors) and Bob Chamberlain from Research Systems Group were present. Mr. Scherding explained that tonight's application is the first of two. This application is a "stand alone" application and is being presented separately because of timing. The College wants to be ready to begin construction on these loading docks as soon as a decision is made on the Visual Arts Center.

Mr. Scherding went on to explain why the changes need to take place, how each dock is currently utilized, how these docks are accessed now and how both will be with these modifications. He further explained the number of visits to each dock by different sized vehicles and how the largest vehicle would be assisted by

placed on these vehicles surrounding time of deliveries and exits.

Mr. Chamberlain showed videos of how the largest vehicles currently access the Spaulding dock and how it affects traffic on Lebanon St.

The only real changes these dock modifications will cause is that trucks, 68ft.+, will need to use Lebanon Street to back into the new Spaulding dock. Mr. Scherding reminded everyone that this hasn't happened but twice in the last eight years and there are no other alternatives for delivery to the Spaulding Auditorium around Hopkins Center.

Jonathan expressed concern over an increase in exiting truck traffic onto Crosby Street. Mr. Scherding explained that the trucks will be exiting onto Lebanon St. He also clarified that Spaulding Auditorium will come off-line during the major parts of construction. He wanted to reassure the Board that there would be no activities taking place if there is a disruption in safety measures.

BASCHNAGEL is concerned with parking and would like to encourage the College and the town to move forward with their plans to address this issue. He also is concerned that this plan is not zoning compliant. Vicki Smith stated that Judy Brotman has this concern as well.

BASCHNAGEL questioned whether the school performances could be moved to eliminate large trucks disrupting traffic during peak morning hours. It was explained that due to school schedules and the union workers setting up these shows, they cannot.

ESMAY questioned what product was being used for the wall on the east side of the dock. Mr. Scherding explained that this would be a stone wall, with possible plantings in the future.

HINGSTON is concerned with parking as well, especially if the visual arts building is never built. He is also concerned with losing two public on-street parking spaces.

Winifred Stearns asked if there would be any disruption of electrical services during the construction of these docks. Mr. Scherding reassured everyone that they have no plans to disturb these services.

Vicki has a few areas of concern regarding signs, the gate, would like to see the handicapped parking spaces put back into the visual plan, lay down areas addressed and is concerned that the fire hook-up is not always accessible during construction.

ing questions, he and Mr. Scherding discussed at an cause some of the staging plans show buildings being demolished, it is considered part of the application.

HINGSTON feels this is connected to his concerns about the completion of the parking lot, should the visual arts building not be built. He would like to see a different set of plans created to show just what it will all look like.

HORNIG left the meeting.

ESMAY made a motion, with DIETRICH seconding, to continue the application to the February 24th meeting. The vote was unanimous in favor of the motion. The voting members were: Baschnagel, Hingston, Esmay and Dietrich.

4. Minutes- Due to the late hour the approval of minutes is postponed to February 10, 2009.
5. Adjournment- The meeting was adjourned at 10:15pm.

Respectfully submitted,

Denise D. Shibles

Recording Secretary