

**Hanover Planning Board  
Residential Project Subcommittee  
Meeting Minutes  
December 14, 2009**

**Present:** Michael Hingston, Judith Esmay, Joan Garipay, William Dietrich

**Staff:** Vicki Smith, Judith Brotman, Jonathan Edwards

The goal before January 12 is to develop a statement of the policies that the Planning Board will use to address re-zoning Goose Pond.

The group decided to review point by point Judith Esmay's *Policy Areas in Development of Zoning in Hanover*. For each point, the consensus attitude is reported.

**-Distribution of density**

In the Goose Pond neighborhood, keep the density the same as what has been built. It is wise to avoid more housing in order to minimize an increase in infrastructure demand.

**-Effect of infrastructure and availability of public services on distribution of density**

There is no place in town further away from public services, so land use policy in the Goose Pond neighborhood should not result in increased infrastructure or public service demand.

**-Protection of natural resources for ecological integrity**

This goal is significant given the proximity to Goose Pond so should be addressed in the proposed zoning.

**-Preservation of open spaces for recreation and scenic appreciation.**

There is not much opportunity for large expanses of open space, but recreation needs to be addressed and provided for.

**-Protection of Town water sources**

A few landowners use Goose Pond as a domestic water source. Even so, Goose Pond cannot be considered a major source for drinking water. However, water quality is important for aquatic creatures, recreation and preservation of property values.

**-Articulation and preservation of character of neighborhoods**

The new district must address the character of the neighborhood which includes promoting dark night sky and tranquility. A goal of the re-zoning is to ensure that the quiet enjoyment of the place be available to future land owners.

**-Distribution of uses**

The current seasonal residential uses will be encouraged to continue. The land use is not resource based; Marina, waterpark, sawmill, and other resource based industrial uses are not appropriate.

**-Provision of workforce housing and student housing**

These are not appropriate uses due to the location and seasonal nature of the district.

**-Accessibility of public recreation**

Public access for recreation available at Wolfeboro Road and Canaan's state public access. Recreation should be a permitted use.

-Reliance on automobile

There is no way to get away from using roads and automobiles to access this area. There are no alternatives.

-Relationship with Dartmouth College

Not much interaction.

-Preference for non-conforming uses and forms

There should be a big emphasis on reduction of the number of non-conforming properties. The dimensional aspect of nonconformity and not the use aspect will be the focus. The non-conforming uses are year-round residences. There will not be effort put into making these conforming.

-Reduction in request for variance (but never elimination)

This partners with reducing non conformity so will reduce the need for variances.

The re-write will also specify special exception criteria.

-Connectivity and accessibility between neighborhoods within downtown

There is connectivity and accessibility between neighborhoods at Goose Pond. Boating is the major connection.

-Mixtures in(within?) neighborhoods

This is a very uniform neighborhood and should continue to be that way.

-Development within the Town's capacity to manage and service (CIP, DPW, schools..)

Any zoning change should be done with no additional service demand intended.

-Traffic management

No real problems. Slow road allows for lots of visiting.

-Vehicle storage and its impact

There are an increasing number of garages.

-Protection of visual and scenic aspects

Signs need to be addressed

-Lot coverage

Should be addressed.

The group agreed to look at density question from a density zoning, rather than Euclidean zoning basis. For the next meeting Committee members need to review the lists compiled by Michael and Vicki and consider what area this new district will encompass.

Meeting adjourned at 3 PM.

Respectfully submitted, Vicki Smith

**NEXT MEETING MONDAY DECEMBER 28 at 1 PM**