

**PLANNING BOARD**  
**January 3, 2023, at 7:30 PM**  
**In Person at Town Hall, 41 South Main Street & Via Zoom**

In attendance:

**Members:** Brian Edwards, Beth Esinhart, Jarett Berke, Catherine Rieke, Kristine McDevitt, Iain Sim, and Nancy Carter via Zoom.

**Staff:** Alex Taft and Rob Houseman via Zoom

**Others:** See attendance sheet

Edwards called the meeting to order at 7:30 PM.

**1. Discussion of proposed zoning amendments:**

The Board started with proposals from Dartmouth College and staff explained the changes to the proposals since the earlier meeting.

*Sign Ordinance*

Board discussion included:

- Change “place of assembly” to “theatre.”
- Move the marquee provision into the sign ordinance.
- Require compliance with the dimensional requirements for signs ordinance.
- Allow not more than four signs, two at each street front, for a place of assembly use with frontage on more than one street.
- Allow an electronic marquee for theatre in the I and D district.

The planning board requested a revised draft for review at its next meeting.

*Institution District Student Residences*

Board discussion included:

- Allow by right an expansion of the footprint of an existing student residence by up to 35%.
- Require a special exception for an increase in footprint greater than 35%
- Exempt expansion by right from the parking standards.

The Planning Board moved the proposed amendments to a public hearing.

*Staff proposed Zoning Amendments*

Board discussion included:

- Change the Downtown residential and downtown commercial definitions to allow for a mix of residential and commercial use.
- Change the definition and language within the Main Wheelock to address confusion with the build to the line.

- Change Section 519 of the ordinance, tying occupancy limits to NFPA 101 for multifamily units with sprinkler systems.

The Planning Board moved the proposed amendments to a public hearing.

*Parking requirements.*

Board discussion included:

- Reduce the parking multiplier for Multifamily Residential
- Eliminate the parking requirements for an ADU
- Add vehicle-sharing services to the parking standard for multi-family, PRD use category.

The Planning Board moved the proposed amendments to a public hearing.

**2. Update on sustainability master plan:**

Esinhart gave the Sustainability Master Plan update saying that they have worked their way through several master plan chapters with the efforts of Vicki Smith doing rewrites of several chapters. The committee aims to remain focused on Goals and Strategies, and the hopes are that chapters will be distributed to the board in the next month or two.

**3. November and December Meeting Minutes:**

Approval of the meeting minutes from November 1, 2022, and December 6, 2022.

November 1, 2022, minutes - McDevitt made a motion for approval and was seconded by Sim; minutes were approved.

December 6, 2022, minutes - Sim made a motion for approval and was seconded by Esinhart; minutes were approved.

**4. Other Business**

No other business brought forth this meeting.

**5. Adjourn**

Motion to adjourn at 9:18 PM - Sim made the motion to adjourn, and Rieke seconded the motion. The motion passed unanimously.

Submitted by Alex Taft