

**ZONING BOARD OF ADJUSTMENT  
MINUTES – Feb. 16, 2023**

Board Members Present: Waugh, Fischel, Eggleton, Green, Stover

Staff: Houseman, Simpson

Chairman Waugh opened the meeting at 7:00 pm.

The Board deliberated on the following case:

**CASE #4302-Z2023-02 Trustees of Dartmouth College are requesting a Special Exception under Article II, Section 207, “Special Exception”, pursuant to Article V, Section 405.6 “Institution” to construct a student residence at 30 Lyme Road, Tax Map 43, Lot 2 in the “I” zoning district.**

Waugh explained how deliberations work; and read proposed findings of fact and reasoning of the Board. Following discussion, it was moved by Waugh, seconded by Green, to grant the request of Dartmouth College for a special exception to construct a student residence complex at 30 Lyme Road, Tax Map 43, Lot 2 in the "I" Institution Zoning District, subject to the following conditions:

A. Conditions Precedent: Prior to construction (whether before, during or after Site Plan review) Dartmouth shall present to this Board, for its review, hearing, and approval, the following:

1. A plan for improvements to the portion of the multi-use path between the project site and the main campus, with the goal of effectively managing, for safety purposes, pedestrian traffic, and bicycle and other wheeled and power-boostered traffic, including effective lighting - architecturally appropriate for a college campus - in order to increase nighttime safety.
2. A more specific plan and rough anticipated schedule for the proposed shuttle bus service.
3. Plans (or revised plans) for the Lyme Rd./Reservoir Rd. and Lyme Rd./North Park St. intersections - and the sidewalks extending further south - which incorporate the goal of assuring the safety compliance of both intersections for both pedestrian and bicycle/wheeled traffic, and which better integrates such traffic southward into the remainder of Dartmouth's main campus from the current end of the MUP. The plans shall be guided by, but not necessarily bound by, the suggestions made in the GPI peer review.
4. A plan for which specific parking spaces on campus will be designated for purposes of fulfilling the Article X parking requirements for the new student resident complex, other than those on site, together with sufficient information to show that none of those spaces is already serving the Article X parking requirements for other uses. (Note that the spaces

designated for Article X compliance need not be the same as those actually assigned student parking permits.)

B. Conditions Subsequent: The project will be constructed and implemented substantially as represented in the plans and testimony as presented, and any substantial or material change (whether resulting from site plan review or otherwise) shall require further action of this Board. This requirement includes, but is not limited to:

1 . The reduction of on-site parking spaces to 25, as represented in Atty. Hastings' February 2, 2023 letter, provided, however, that Dartmouth may apply to alter this condition, with this Board's approval, at some time in the future if new information or conditions warrant it.

2.The representations that students residing in the new facility will not be assigned College parking permits in the vicinity of the new facility, and that such permits will instead be assigned for parking places existing elsewhere on the campus.

3. The representation that that students will be supervised by in-residence College staff (a full-time assistant director and 2 graduate student fellows) plus 8 undergraduate assistants, all of whom will help enforce the noise provisions as set forth in the College's residential policies. See <https://students.dartmouth.edu/residentialJife/policy/noiseresidential->

Voted in favor: Waugh, Fischel, Eggleton, Green, Stover

Opposed: 0

The Board adjourned at 8:15.

Respectfully Submitted,

Bruce Simpson