

PLANNING BOARD
October 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, Kristine McDevitt, Paul Simon Iain Sim, and Nancy Carter.

Staff: Robert Houseman, Alex Taft

Others: See attendance sheet

Edwards called the meeting to order at 7:30 PM and recognized the members present.

1. Informal Discussion: Minor Subdivision at 135 Three Mile Road, Adair Mulligan of the Hanover Conservancy.

Edwards called on the first item and invited Adair Mulligan to speak. Heidi DiMarco, Chairperson of the Hanover Conservancy Board, was also present to speak.

Sim disclosed that he had heard about this project during an event hosted by the Hanover Conservancy.

The board discussed the following:

- History and prospective need for conservation on this parcel.
- Possible layout and access supported this parcel.
- Requirements and allowances granted by the subdivision regulations and zoning ordinance.

The discussion concluded with no action by the board.

2. Update on the Sustainability Master Plan and review of Chapter 3.

Edwards called on the second item and asked Esinhart to present the update.

The board discussed the following:

- Comments on the Housing Chapter, Chapter 3.
- Rental housing options and potential renter displacement.
- Added maps and graphics full size in the appendix.
- Employer impacts on housing, including DHMC.
- Seasonal and second home unit impacts.
- Consistency of numbers for median prices of rentals and ownership.

Esinhart concluded with the reminder that scheduled public forums for October 18th, 11:30 am-5:30 pm, and 19th, 9 am-12:30 pm, will be held at the Howe Library.

3. Policy for minor errors in the Zoning Ordinance.

Edwards called on the next item and agreed with the reasoning in the memo received from Bruce Simpson. Edwards asked Robert Houseman what the procedure was for such a change. Mr. Houseman said that a consensus of the board was needed.

Esinhart made a motion to accept a change to 405.12.E.2.c to reference 1103.7, seconded by McDevitt and unanimously accepted by the board.

4. Minutes August 29 and September 5, 2023

Approval of the meeting minutes from August 29, 2023. A motion for approval was made by McDevitt and seconded by Esinhart; Berke, Sim, and Simon abstained, and the motion passed.

Approval of the meeting minutes from September 5, 2023. A motion for approval was made by Carter and seconded by McDevitt; Esinhart, and Sim abstained, and the motion passed

5. Other business

No other business was discussed.

6. Adjourn

A motion to adjourn was made, seconded at 8:42 PM, and the motion passed unanimously. Submitted by Alex Taft