Town of Hanover
Planning Board Meeting Minutes
Tuesday, February 5, 2019 at 7:30 PM
41 south Main Street, Hanover, NH

Those in attendance: Chair, Judith Esmay; Vice Chair, Kelly Dent; Jon Criswell, Alternate, Jenna Musco; Alternate, Paul Simon; Brian Edwards; Iain Sim; and April Salas

Staff present: Robert Houseman and Vicki Smith.

The meeting was called to order by Chair, ESMAY at 7:30 PM.

1. Informal discussion with Dartmouth College about relocating the campus power plant.

   Josh Keniston and Rosi Kerr from Dartmouth spoke to the Board on this matter. They explained that history and age of the power plant. In order to meet Dartmouth’s goal for sustainability and the use of renewable energy a new plant is needed. They shared the research they have done so far that resulted in the determination that they should convert from steam heat to hot water heat and to build a new biomass / biofuel plant. This change would put the College in position to meet their goal of 50 % reduction in greenhouse gases by 2025. In November the Dartmouth Board of Trustees voted to approve the next step of seeking proposals from partners who would build and manage the plant and provide fuel. To have this plant be efficient they would need to locate it within 2 miles of campus

   Chair, ESMAY asked if the Board had questions. Discussion took place on how these changes will accomplish the 50 % reduction in greenhouse gases by 2025. Keniston shared that they will be decommissioning the current power plant, removing the stack and repurposing the building. Conversation took place about needing to locate the plant within 2 miles of the campus and that it might impact residential areas or traffic flow.

   Chair, ESMAY asked for comments from the public and Brian Dent spoke from the audience stating that the high school biomass plant is his neighbors and that it hasn’t caused any problems for him.

2. Discussion and review of proposed zoning amendment for Town Meeting 2019.

   Houseman advised that Sandra Joslin would like the Board to consider putting this item on the agenda at Town Meeting 2019 or to allow her to file a petition, which would need to be done by 2/13/19.
**SIM** stated that he was concerned with the proposal by Joslin that stated there were insufficient Hotel/ Motel availability in Hanover and that a growing number of residents are unable to afford to live in Hanover without being wealthy. He questioned how much was “growing numbers” and how was that determined. He agreed that there is a housing shortage in the Upper Valley but stated the does not know how this Bed and Breakfast change to Zoning would help the area. **MUSCO** clarified that when this matter came to light 29 Airbnb’s were contacted and told that they were violating zoning regulations. Houseman advised that they are planning to create a mailing to explain the rules to residents regarding short term (less than 30 day) rentals. **ESMAY** advised that her preference would be for the Board to spend time reviewing this matter to come to the best decision for Hanover. Discussion regarding the sizes of Lots listed in the proposal took place. **SIMON** advised that he feels this matter needs to be acted on now, asking if there is enough time to be able to make this matter ready for the 2019 Town Meeting. **MUSCO** thanked Sandra Joslin for the work that she put into the proposal and that Joslin addressed many of the concerns that were discussed at the January 8, 2019 meeting. She advised that she also believes that the Board needs to take adequate time to do the work needed to create the best ordinances for Hanover.

Sandra Joslin addressed the Board. **ESMAY** explained that one piece that needs to be looked at is other in-home businesses and how the Town would need to oversee Airbnb businesses when they don’t with other in-home businesses. **SIMON** suggested that they need to know the history of how this matter was brought to the attention of the Town. Houseman advised that this matter is about safety, and that rental has always been defined for Hanover as 30 days or longer. He explained the current breakdown of what type of “housing” is present in Hanover. **ESMAY** advised that she would like to have a small committee work on this matter. Joslin stated she would like to be on the committee.

Brian Dent from the audience spoke about several residents that are struggling to make ends meet due to the tax rates in Town. He stated that people are being driven out of Town. He advised that a temporary plan needs to be made to allow some Airbnb locations in Town while the Board works on this matter. Toby Last name needed advised he sees a demand for Airbnb services in Hanover and allowing them will allow visitors to experience the Town and encourage them to spend more time in Town.

**SIMON, MUSCO, and CRISWELL** will form a committee to work on this matter.

Discussion took place regarding if a temporary pilot program could be implemented.

3. Discussion of Site Plan review amendments.

**SIMON** suggested to change page 2 to specify street trees as opposed to just trees. **SIM** suggested taking a few past cases and comparing those specifics to what the proposed landscaping of parking areas section says to see how the projects would have been affected.
EDWARDS suggested that the word screens under the landscaping of parking areas should be changed. The appropriateness of the word was discussed.

   a. December 18, 2019 minutes
      Discussion took place regarding changes needed to the minutes.
      SIM moved to approve the December 18, 2019 minutes with the proposed changes. DENT seconded the motion. The motion passed UNANIMOUSLY, with SIM, DENT, EDWARDS, CRISWELL, and ESMAY voting. SIMON, MUSCO and SALAS abstained.
   b. January 8, 2019 minutes.
      Discussion took place regarding changes that were needed to the minutes.
      SIM moved to approve the January 8, 2019 minutes with noted changes and EDWARDS seconded the motion. The motion passed UNANIMOUSLY with SIM, EDWARDS, DENT, SIMON, MUSCO, CRISWELL and ESMAY voting. SALAS abstained.

5. Other Business
   Discussion took place regarding the agenda for March 5, 2019.
   The Board will meet on February 26, 2019 to work on the short-term rental language.
   SIM asked if the Board would be looking at the RD matter and that it should be on the Boards calendar.
   June 1, 2019 is the Planning and Zoning conference in Concord, NH.

6. Adjourn
   ESMAY adjourned the meeting at 9:45 PM.

Respectfully submitted,

Sara Jane Murphy