Town of Hanover
Planning Board Meeting
Tuesday, May 7, 2019
41 South Main Street, Hanover, NH

Planning Board Members: Chair, Judith Esmay; Vice Chair, Kelly Dent; Selectboard Representative, Nancy Carter; Brian Edwards, Iain Sim; and Jon Criswell.

Alternate Board Members: Paul Simon; Jenna Musco.

Staff Members: Robert Houseman; Vicki Smith.

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

ESMAY advised that the Board had received a hand delivered letter from Ellen Arnold, Legal Representative from Dartmouth College dated April 8, 2019.

1. P2019-23 Submission of Application for Site Plan Review by James Pike, as Agent for the Trustees of Dartmouth College, property owner of record, to construct a 50,000-sf addition to Murdough Center with associated roadway, green spaces & Utility improvements. The project is located on Tuck Mall, Tax Map 33, Lots 83 and 22, in the “I” zoning district.

MUSCO recused herself from this application.

SIM moved to find the Application for Site Plan Review by James Pike, as Agent for the Trustees of Dartmouth College, property owner of record, to construct a 50,000-sf addition to Murdough Center with associated roadway, green spaces & Utility improvements complete. EDWARDS seconded the motion. The motion passed unanimously with SIMON voting as an alternate.

James Pike advised that meetings were held with the Fire Department, Police Department, Planning and Zoning in effort to move forward with the Arthur L. Irving Institute project. Dartmouth is planning to begin construction in October of 2019 and hopes to complete the project in 2021.

George Perkins, from Engineering Ventures Engineering, explained the intent to build on top of an existing structure and renovate portions of that building. Perkins explained how spaces within the new and old building would be used and described the exterior appearance of the building.

Carrie Hawley presented the plan for lighting for the Institute. Four types will be used including handrail lights, light units attached to the building and pedestrian poles. House shields will be used to control the leakage of light and they plan to use two taller poles near the parking area which will allow for reduced number of poles and allow one pole to light up both the path nearby and the handicap parking spaces. Hawley advised that additional lighting will be added near the outdoor seating areas.
SIM questioned if there were alternatives to using a 20-foot height pole. Hawley advised that in order to achieve the lighting they need with the desire to keep a green space open they would require the 20-foot height to provide an even level of light.

DENT questioned if the glass section of the building would be dark sky compliant. Hawley replied that the glass section would be, and that the lobby lighting would be on during operating hours. She stated that they may have a layer of cove lights on in the conference rooms on the 2nd and 3rd floor in the glass section, in order to provide building presence to avoid the appearance of dead space.

SIMON questioned if the lighting provided by the handrails would be enough or if more was needed for safety. Hawley advised that they studied the safety of the stairs and that the proposed lighting should provide adequate coverage.

Discussion took place regarding how the lighting is being designed to reduce the energy production of this building. Perkins describe the energy efficient materials and mechanical portions of the building. The design specifically targets efficiency.

Nick Flore from Engineering Ventures explained where existing utilities were located. With maps he indicated the location of driveways and walkways. He shared the plan to use an underground stormwater collection system located under the event space, they will slow down the stormwater runoff. He identified locations to be used for snow storage as well as where an underground propane tank would be place. Generator locations and parking were then discussed.

Michael Gerard from Michael Van Valkenburgh Associates, Inc. discussed pedestrian and vehicle access to the building. Discussion took place about handicap parking and its location in proximity to the building entrances. SIM requested a simplified map to show how people would be able to move throughout the building on this part of campus and to see how a handicap person could navigate the space. John Scherding from Dartmouth College advised that the proposed plans are based on the West End master plan and assured that there are handicap spaces available within a proximity to the new building.

Mike Gallivan from Turner Construction described how large trucks would arrive and depart from the site. He indicated where safety fencing would be used and how pedestrians would still be able to access the buildings during construction. The Murdough building will be closed during the renovation. He advised that construction workers will be shuttled to the site from the Norwich Farmer’s Market.

Discussion took place about the need for a lot line adjustment due to a door located on the ground level.

ESMAY called for public comment. No comment was made.

ESMAY asked the Board if they should do a site visit. SIM and EDWARDS advised having already visited.

Discussion took place regarding the waivers for this application as well as waivers that should be added.
SIM moved to approve this application with the following conditions and waiver.

Waivers:
- Plat
  - Plat with name and addresses of preparer and professional license stamp
  - Abutters identified on plat
- VIII B 2 Recent survey plat
  - Bg2, VIIIB2s, VIIIB2s6
- IX B 3 c
  - Height and number of stories of existing buildings
- Landscaping for parking areas greater than 6 spaces
- Height of pole lights and mounting height for moon lights

Conditions of approval:

Prior to the Issuance of a Building Permit and Start of Construction

1. A composite construction logistics plan including Thayer Computer Science, Irving Institute and Steam to Hot Water project, indicating areas for materials storage, job trailers, street crossings, contractor parking and any displaced faculty/staff parking, must be approved by the Zoning Administrator, emergency services and code officials prior to the issuance of a building permit.

2. At the time the application for a building permit is submitted, the applicant will submit for review by the Department of Public Works “for construction” set of site utility plans stamped by the design engineer. Approval of the site utility plans must be given prior to the building permit being issued.

3. A preconstruction meeting shall be scheduled and held with Town Planning, Police, Fire and Public Works staff prior to the construction start.

4. At the discretion of the building inspector, independent code review of building plans may be required at the applicant’s expense.

5. A copy of the Alteration of Terrain permit must be filed with the Town.

6. Permission must be obtained for disturbances in or within 25 feet of the cemetery per Section 524.

During construction

7. All construction, delivery and hauling traffic to and from the site will be as shown on the Truck Routing plan prepared by Turner.

8. Construction worker parking shall not occur in public parking spaces. Weekly, a list of contractor vehicle license plate numbers will be given to the Planning and Zoning Office and used for enforcement of this provision.

9. On-site inspection of utilities and other site features may be required at the applicant’s expense.
Prior to the Certificate of Occupancy being issued

10. Confirmation from the Department of Public Works that a pump station off Boathouse Road has been installed and is functional.

11. A stormwater maintenance plan (SWMP) shall be submitted for approval by Planning and Zoning staff that addresses routine maintenance and repairs for all permanent erosion control, stormwater conveyance, and stormwater control systems.

12. Sound mitigation will be required where the sound produced by noise-generating features of the project exceed the levels permitted by the Zoning Ordinance, measured at any location along the boundary except for short periods of time.

13. A CAD file of the building footprint satisfactory to the Director of Public Works along with $1000 (for as-builts to be completed by the Town), will be submitted to the Town.

14. If Hanover DPW staff inspect and find the condition of public streets and sidewalks to be unsatisfactory due to damage sustained from construction access, applicant will remedy the damage to the satisfaction of Hanover DPW staff or submit to the Town an amount of money to cover the expenses for the Town to remedy the damage.

EDWARDS seconded the motion. The motion passed unanimously with SIMON voting as an alternate.

2. P2019-24 Submission of Application for Site Plan Review by John Vansant, as Agent for Eleazar Wheelock House, Inc., property owner of record, to remove additions, renovate main block, and construct new ell, with associated site improvements at 4 West Wheelock Street, Tax Map 33, Lot 37, in the “D-1” zoning district.

MUSCO returned to hear this application.

CRISWELL recused himself from this application. ESMAY advised that both SIMON and MUSCO would vote on this matter as alternates.

SIM moved to find the Application for Site Plan Review by John Vansant, as Agent for Eleazar Wheelock House, Inc., property owner of record, to remove additions, renovate main block, and construct new ell, with associated site improvements at 4 West Wheelock Street, Tax Map 33, Lot 37, in the “D-1” zoning district complete. DENT seconded the motion. The motion passed unanimously with SIMON and MUSCO voting.

John Vansant from Smith & Vansant Architects explained errors within the paperwork provided to the Town on this matter. He had two corrected copies that he brought to provide to the Town. He described the intended changes to the property and identified
locations for dumpsters, fence lines, snow collection, and described the stormwater management system for the property. Vasant described the intended landscaping

**SIM** asked if there were plans for solar power at this site. Vansant advised that there were no plans at this time. Discussion about the energy efficiency of this project took place. Discussion took place regarding parking for this structure as well as traffic in and out of the parking area. Discussion took place regarding the fence to be installed. This property has 1 official parking spot with 17 credits. The Board discussed how parking credits work.

ESMAY called for public comment.

Steve Buskey who owns a property that abuts this property advised that his propane tank is on the property line and that he would like the plans for this project to reflect this. He also advised that he preferred an 8-foot fence as opposed to the 6-foot fence being discussed.

ESMAY asked the Board if they should schedule a site visit. A site visit is scheduled for this application on May 28, 2019 at 6:30PM. A Planning Board meeting will take place that same night in the Board Room at the Town Hall at 7:00 PM.

**DENT** moved to continue this application until May 28, 2019. **EDWARDS** seconded the motion and the motion passed unanimously with **SIMON** and **MUSCO** voting.

3. **Minutes: April 2, 2019.**

**SIM** moved to approve the amended minutes of April 2, 2019. **DENT** seconded the motion and the motion passed unanimously. **MUSCO** voted as the alternate.

4. **Other Business**

The Board reminded everyone that on May 2, 2019 Dartmouth would be hosting their Strategic Master Plan open house.

5. **Adjournment.**

**ESMAY** adjourned the meeting at 10:30 PM.