

PLANNING BOARD
April 4, 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, Iain Sim, Kristine McDevitt, Nancy Carter, Paul Simon and Jack O'Toole.

Staff: Robert Houseman and Alex Taft

Others: See attendance sheet

Edwards called the meeting to order at 7:30 PM and recognized the members present. Edwards asked the board for input on Edwards Chairing and voting during the meeting. The board agreed Edwards maintain status of chair the meeting but could abstain from voting.

- 1. P2023- 08 Submission of Application for Major Site Plan Review, Modification of an approved Site Plan (Case# 2008-31) by Scott Williams as agent to Hanover School District to relocated and replace the existing athletic areas at 41 Lebanon Street, Tax Map 34, Lot 68, in the "I" Institutional zoning district.**

Edwards called on the first item and noted that discussion on this application would not include review of a proposed heat pump at the property. Edwards called for a motion for completeness of the application. A motion to ACCEPT the application as complete was made by Carter and seconded by Esinhart. The board voted in favor of accepting the application as complete with Edwards abstaining.

Edwards asked the applicant to come forward and present. Scott Williams presented the proposal, explaining the extent of the renovation and improvement.

Board discussed the following with the applicant:

- Appreciation of scheduling of construction to allow for voting at the high school.
- Drainage improvements proposed and cause of impact on the town system, response concluded that no additional impacts would be caused.
- Drainage structure totals and sizing.
- Clarification of impact to the Astroturf field, which was clarified to be none.

Edwards opened the public hearing and asked for comments.

Bryant Denk shared his concerns about the project to maintain the tree buffer between the track and neighborhood.

Thomas Lanzetta asked if trees along Hovey Lane would be impacted by this construction. The applicant responded that no trees along Hovey Lane would be disturbed.

Marilyn Denk expressed concern about the drainage along Hovey Lane. Edwards closed the public hearing.

Sim made a motion to APPROVE with added conditions including those from Staff, Berke seconded. Members voted in favor with Edwards abstaining.

2. P2023- 07 Submission of Application for Major Site Plan Review, FINAL REVIEW by Sue Reed and Nik Fiore as agents to KCC Properties 14WW LLC to construct multi-family units at 14 West Wheelock, Tax Map 33, Lot 71, in the “MWD” Main Wheelock District.

Edwards called on the next item on the agenda and asked the board to consider completeness. Sim made a motion to accept the application as complete seconded by Berke. The board voted in favor of accepting the application as complete with Edwards abstaining.

Jolin Kish presented the project and gave an overview of the intent and changes throughout the review.

Board discussed the following with the applicant:

- Onsite vehicular access circulation, delivery, and loading.
- Landscape maintenance plan and existing landscape, highlighting invasive species on-site.
- Easements for sewer and the walls, changes to grading to accommodate the difference between zoning and building code definitions of building height.
- Additions of porch and seating areas for pedestrians, architectural finishes.
- Infrastructure for Electric vehicle charging and e-bike charging.
- Location of heat pumps and noise suppression measures.
- Construction staging, stockpiling, contractor parking, and circulation.
- Stormwater drainage, soils, infiltration, and system routing.
- Construction of retaining wall on property line shared with an abutter.

Edwards open the public hearing.

Noelle Vitt presented concerns shared by the abutting First Church of Christ Science (hereafter referred to as the “Church”) but was supportive of the project provided concerns were appropriately mitigated. The applicant team responded to the concerns presented.

Mr. Houseman asked about the sheet piling to be installed along the western slope, and added if the applicant would accept a pre- and post-construction audit be completed in the basement of the Church.

Nancy Case presented concerns about the height of the building. The applicant team responded to the concerns presented by Nancy Case.

Melanie Golder presented concerns about the height of the building and impact on sunlight exposure to other lots.

Michael Silverman spoke to concerns that the community would experience caused by the impact of ninety-one students and construction on the scale of building.

David Millman spoke in favor of the project citing the change in zoning during the 2022 town meeting to resolve the issue of the lack of housing experienced within the community.

Margret Morin shared concerns about impacts to increased density and population caused by the change in zoning.

Nicolas Macri spoke in favor of the project and encouraged an ongoing discussion of housing needs.

The board discussed with the applicant an issue with electrical utility connections and compliance with the site plan regulations.

Action on this application will be continued to the regular Planning Board meeting May 2, 2023.

3. Update on Sustainability Master Plan

Esinhart spoke about the hold on some of the work as Vicki Smith worked through the corrections. Esinhart concluded that progress was being made albeit slower than anticipated.

4. Minutes February 28, March 7, & March 21, 2023

Approval of the meeting minutes from February 28, 2023. A motion for approval was made and seconded, the members voted in favor.

Approval of the meeting minutes from March 7, 2023. A motion for approval was made and seconded, the members voted in favor.

Approval of the meeting minutes from March 21, 2023. A motion for approval was made and seconded, the members voted in favor; members voted in favor, with Edwards, Berke, and Sim abstaining.

5. Other Business

A brief discussion of housing issues and needs took place. No specific action taken on the matter.

6. Adjourn

A motion to adjourn at 10:34 PM was made, seconded, and passed unanimously.

Submitted by Alex Taft