

PLANNING BOARD
November 1, 2022 at 7:30PM
In Person at Town Hall, 41 South Main Street & Via Zoom

In attendance:

Members: Beth Esinhart, Nancy Carter, Catherine Rieke, Kristine McDevitt, Iain Sim, and Jarett Berke, Michael Cox.

Staff: Rob Houseman and Alex Taft

Others: See attendance sheet

Esinhart called the meeting to order at 7:30 PM. Esinhart stated that chair Edwards was away and she would be acting Chair in his place this evening. Esinhart took attendance of Board Members present. Esinhart recognized the members on the board and appointed alternates McDevitt and Rieke as voting members. Esinhart declared a quorum was present.

1. P22-23 Major Site Plan Final Review 63-71 S. Main Street Bank of America, Dartmouth College:

Esinhart called on the first item on the agenda. She asked for a vote to accept the application as complete, moved by Berke, seconded by Carter. The application was unanimously accepted as complete.

Bryan Poisson introduced the project and David Bruce the lighting designer for the project. Mr. Poisson stated that the scope of the project is to update the lighting with LEDs with the goal of increased safety and security. He noted that there is a fixture at 16' feet in the parking lot. Existing fixtures are to remain.

Sim began with a statement that he has walked the site and noticed many of the fixtures are old and tired in appearance. He was concerned that the plans were difficult to read. He continued to state that provisions in the site plan regulations limited light poles to 15' if casting greater than 1100 lumens and light trespass to .1-foot lumen at the property line. He asked the applicant to state how many lumens were emitted by the proposed lamp. David Bruce responded that the pole lamp would emit 15,300 lumens. Sim stated that it would be in excess of the regulated lumens, and asked if they considered how to address the excess. David Bruce responded that to meet their goals of new lighting they would request the exception. Sim asked about replacements on an existing pole. Robert Houseman stated that replacement would appear customary and usual but the issue is a provision Site Plan regulations one and may be waived.

Esinhart called for a vote on the application. Carter made a motion to APPROVE the application for the Site Plan Final Review, Berke seconded. The board voted in favor of the motion with Sim abstaining.

2. P22-24 Major Site Plan Design Review 30 Lyme Road North End, Dartmouth College:

Esinhart called on the second item on the agenda. She asked the board if any of the members had conflicts of interest and would like to recuse themselves.

McDevitt recused herself stating that her proximity to the project and prior involvement the Lyme Road Village Plan created her conflict and stepped down.

Esinhart made a statement about the project for the public as reminders to those in attendance in person and by Zoom. She clarified statutory duty granted for Site Plan review. She mentioned the process for Planning Board and separate from that guided by the Zoning Ordinance for Zoning Board of Adjustment. She also noted that the board had the opportunity to consider regional impact criteria during this design review phase.

Patrick O'Hern thanked the chair began by introducing the design team and staff from Dartmouth College. Mr. O'Hern presented an overview of the proposal. He stated some of the changes made in plans since submission and would be further detailed by the team.

Cooper Milton spoke about the design goals of the project and architectural vernacular. Sustainability incorporated into design and low carbon materials and methods.

Dave Fenstermacher spoke about the site circulation, improving the roundabout and their designs to make additional pedestrian improvements. On site circulation at the multimodal hub covers bus shelters and ample bike parking. Turning movements and snow storage has been incorporated into plan. Still working and discussing water and sewer utilities with DPW and maintain utility corridor through the drive aisle. Power overhead until onsite then all electrical underground. They are intending to slow down and filter stormwater flows. Working with DPW on connections to drainage basins. Extended Multi Use Path to the corner of Park and Lyme offsite.

Mr. Milton spoke about office and integrating landscape as outdoor rooms. Also incorporating the landscape into the stormwater design and how the plan integrates existing materials, concluding their presentation.

Esinhart asked the applicant about the length of the buildings. Mr. Milton responded with lengths of the buildings approximating 330 feet for Building 2 north, 150 feet for Building 2 south, Building 1 300 feet. Esinhart asked about the extent of the traffic study to include Kendal at Hanover and Rip Road neighborhood. Mr. O'Hern stated that they heard the request and are still reviewing the study and scope of work. Esinhart highlighted that the limits given, removed the Middle school parking lot which generates trips.

Esinhart asked about the letter provided to the board by Barbara McIlroy related to improving parking by using pervious pavers, and the possibility of a parking garage. Mr. O'Hern responded on both items that permeable stormwater systems were difficult to maintain in the long term. Esinhart added that the proposal for a parking garage could be a good location for solar. Sim added that he agrees with Barbara's letter that the parking garage may solve many long term issues. Esinhart asked about manmade wetlands as a stormwater option, Mr. Fenstermacher responded that had been reviewed but stated that the soils onsite weren't possible to be incorporated.

Esinhart highlighted some items from the bike walk letter and specifically unallocated spaces on Dewey lot being used. Mr. O'Hern responded that was not something they had considered and would further review. Esinhart asked about a note on the plans about scooter parking area and use of electric scooters. Mr. O'Hern responded that they identified it as an emerging trend and how to maintain safety during use and storage.

Esinhart highlighted an issue on parking in the Bike Walk letter noting a comment that Dartmouth College has commented that no parking is needed for undergrads. Explained that the Zoning Ordinance discusses opportunities to remove parking from site via other methods using PTDM.

Sim began comments with transit talked about scooters and a report from National Academies of Science and Engineering. He shared concerns about conflicts with pedestrians and vehicles. Mr. O'Hern stated that he was aware that the town was working on signage. Sim continued on stormwater anecdotal experience of site visit. Damage caused by stormwater pipe highlighted in Barbara McIlroy letter. Sim asked for a correction on sheet SV-2.

Sim asked about the proposal on building 3. Sim asked about the number of students traveling by personal vehicle. He asked if other students visit or use parking from offsite private rentals. Stated that we should look closely at the landscape at final review. Asked about student housing accommodations would include. Sim referenced the building drawings and stated his interest in drawings that more fully detailed programming and unit buildout. His concern was surrounding the impacts on surrounding businesses. He highlighted the number of vehicles going to and from the local grade schools. Esinhart added that people from north will come to drop off their children. Sim asked about Multi Use Path width and referenced a planning document from Dartmouth College why not install MUP for all site development now.

Berke thanked Dartmouth College for the effort being put forth in this application was appreciated. He stated that the average home price is \$992,000. Salary is in the top 3% of earners in the United States and it is important to keep moving on housing. Its increasingly difficult to have teachers, firefighters, service personnel.

Carter spoke about here appreciation for the thoughtful design and highlighted growth of Dartmouth College and graduate programs. Noted that she disagrees with colleagues on parking reductions because a growth of that program will include personal vehicles.

Rieke stated that some flexibility with parking if allowed by the zoning ordinance reduced the lot to accommodate accessibility and transit spaces could improve the questions raised about traffic impacts.

Linda Fowler spoke about impacts of stormwater runoff from this and future projects along Lyme Road. She highlighted the sensitivity of girl brook because of reduced soil permeability. She urged continued vigilance of understanding and mitigating impacts from new developments.

Barry Harwick spoke about his experience with the neighborhood, Lyme Village Plan. Mr. Harwick highlighted river crest plan. He stated the analysis of traffic is critical related to other things beyond the transit services being provided by Dartmouth. Mr. Harwick reminded the board of his previous comment of completing site walk during review. He noted that impacts of stormwater will have impacts on Girl Brook. He concluded that the building will be complicated to build, why not renovate, and build in core campus.

Becky Hooper stated she was the Chair of the Garipay Neighborhood Association. Agreed the point that Berke made and mentioned the swing space for undergraduates. Stated that this project will reduce Dartmouth housing until turn over to graduate students. She added that the existing roundabout doesn't move traffic as well as necessary to decrease congestion, mentioned two lane roundabout in White River Junction. She highlighted other points of traffic brought up by others and traffic on the multi use path.

Carey Callahan stated that he lives on N Park Street. He presented a concern that there is an intersection with a poor level of service as it exists. He shared concerns about traffic and Wentworth street change stating that the traffic is.

Damien Jeffers is a current student. Stated his support for the project, continuing that programming of space is important to function of site. He concluded that his concern is that the project is too large.

Jennie Chamberlin representing Bike walk. Thank the board for expressing concerns, she noted that comfort is important to path use. Access from path into other directions. (1:49.00)

Kristine McDevitt as a chair of the Lyme Road village. Is this the project for this location? Traffic safety and pedestrian safety. Asked about waivers

Aaron Osofsky soils impermeability. Concerned about the impact of stormwater impacts surrounding neighborhoods. Issues with scooters or other transit. Character of the neighborhood.

Sarah Korn lives in the Silent brook neighborhood. Curious about the impacts of light on adjacent neighborhoods.

Abby Wiseman student grad 22, transit study about the concern of replace. Sustainability, concerns as that it creates sprawl.

Catherine Steffen lives in Rip road, wants to know more about stormwater impacts. EE asked DF about clarification. DF explained the pattern.

Barbara McIlroy made a clarification about the letter by stating that swapping concrete for porous asphalt.

Doug McIlroy stormwater pouring over the banks avoid well dry well. At top of bank causing soil sluffing. DC repaired soil sluff at great expense.

Miriam Osofsky lives nearby stated that it's important to keep safety of neighborhood character of neighborhood, and quality.

John Luben class of 84, Lyme road resident. Anecdote about oak hill. Impacts on recreational uses of adjacent lands.

Mr. O'Hern made a couple clarification.

RH asked the applicant to stake the site. MUP design.

3. Update on sustainability master plan:

Esinhart called on the next item on the agenda. She shared with the board that the advisory committee had met and reviewed the climate change and housing chapter. It was apparent that further work was needed on the draft chapter. She asked about staff discussions with the consultant. Robert Houseman responded timing for the production on those chapters was off schedule and therefore the advisory committee reviewed them prior to substantial staff review.

Discussion was paused for an introduction of alternate member Michael Cox. Cox introduced him self and greeted the board.

Esinhart commented that her assessment of the drafts was that they were more 'academic' than previously assumed. Berke agreed.

Jennie Chamberlin addressed the board with a question about the Master Plan process. Esinhart and Robert Houseman responded.

4. October Meeting Minutes:

Edwards called the next item on the agenda, approval of the meeting minutes from October 4, 2022. **Sim made a motion to approve the October 4, 2022 minutes**, Carter seconded the motion. The motion passed with Berke abstaining.

5. Other Business

No other business brought forth this meeting.

6. Adjourn

Esinhart called for a motion to adjourn at 10:16 PM. Berke made the motion to adjourn. Carter seconded the motion. **The motion passed unanimously**.

Submitted by Alex Taft