

Lyme Road Village Newsletter

April, 2006

Dear Neighbor:

As you may know, the Town of Hanover's Master Plan contemplates the creation of a village center on Lyme Road. Over the past year, a group of interested neighbors and property owners (the Village Planning Group) has worked to draft a proposal to fulfill this vision.

After twenty-six public meetings and four presentations to the Planning Board, the Village Planning Group achieved consensus on some key steps to achieve this vision. The first steps are targeted changes in zoning along Lyme Road. These proposed zoning changes will be presented on the May 5, 2006 town warrant. In the near future, we anticipate streetscaping changes, the second, equally-essential step toward realization of a pedestrian-friendly village center.

Outlined below is a detailed description of the Planning Group's process and proposal. We hope you will support the Planning Group's recommendations.

Kristine McDevitt and Bob Ballou
Co-Chairs, Village Planning Group

Master Plan Directive

The Master Plan for the Town of Hanover, adopted in 2003, references the "***Dresden Village Center***" as an important component to balanced growth over the next 25 years. Specifically, the plan states "*The Dresden area should be enhanced and redefined as a Village Center, with higher residential densities and an anchoring public common punctuated by landmark buildings, schools, and neighborhood commercial uses. Existing businesses should be integrated into the Village Center. The integrity of nearby neighborhoods should be protected. Lyme Road should have improved streetscape, slower traffic, and improved pedestrian and bicycle circulation.*"

Why the Dresden area?

The area is a logical location for a village center because it is supported by existing water, sewer and road infrastructure, and has a strong mixed residential base. It also hosts a variety of commercial uses including service, retail and office. Two of the town's schools are located within the area. It has immediate access to open space and recreation uses and is linked by transit to other areas of town.

Village Center Planning Committee

To address this concept, the Village Center Planning Group was formed by the Hanover Planning Board at the beginning of 2005. Comprised of a cross section of your neighbors as well as owners of businesses in the neighborhood, this group was asked to: *"define a village center in the Lyme Road area, within the context of the Hanover Master Plan, articulate a vision and design for that village center, and draft and recommend to the Planning Board zoning amendments and other public policies that will facilitate its development according to that vision and design."*

With this charge, the Planning Group began a rigorous meeting schedule. Beginning on March 17, 2005, a series of public meetings were held at the Ray School, Kendal and the new Middle School. On average, these meetings were attended by 18 people, representing the various interests in the area. The initial focus was to bring a disparate group "up to speed" with respect to a number of topics related to neighborhood planning: new models for development that encourage walkable communities; review of nationwide development trends; and other issues related to village design and planning.

What Are the Boundaries of the Village?

Working with aerial maps provided by the town, the Planning Group settled on the following boundaries to define the village: From the Lyme Road/Reservoir Road intersection to the South, extending to Kendal on the North, and from the Connecticut River on the West to the Storrs Pond area to the East. After a number of possible names were reviewed, Lyme Road Village Center was unofficially chosen as the most appropriate name for the village.

What was the Committee's Planning Process?

The Planning Group's initial efforts focused on articulating the strengths, weaknesses, opportunities and threats associated with the neighborhood/village. The abundance of open space defining the village; diversity of housing and population; and the opportunities for biking/walking and transit choices were seen as the area's greatest strengths. Lyme Road itself was seen as the biggest weakness. Concerns cited included: the road divides the various residential "pockets" that comprise the village; traffic and related safety issues; incomplete sidewalks; and the lack of a recognizable "village center." The Planning Group identified potential improvements to the Co-Op and the proposed Rivercrest redevelopment as the greatest opportunities to address village form and identity. Based on this analysis, the Planning Group adopted the following Vision Statement to guide its planning process:

"The Village should evolve into a cohesive, easily recognized neighborhood, surrounded by green space. Consideration for the pedestrian should guide the design of roadways, buildings, and public space. Future development should provide access to and protection for existing recreational assets. As the spine, Lyme Road should knit the village together. Its streetscape should be scaled to the pedestrian to

provide a distinctive and comfortable village corridor defined by tree-lined streets and sidewalks, lighting and pedestrian amenities that promote exchange. Traffic calming measures must be included. Development should foster a diversity of uses, acknowledging and supporting the existing multigenerational makeup of the village. Growth should be complementary to and supportive of existing and new residential neighborhoods.”

Over the next six months the Planning Group, supported by town staff and representatives of the Planning Board, worked through a number of planning exercises. The Group identified key elements that define a village; identified desirable land uses for the village; evaluated appropriate densities for new development; and identified desired design characteristics to be promoted in future village development. The Planning Group sifted through a variety of issues and questions regarding the future of the village. Among these were:

- The appropriate character for Lyme Road consistent with a village scale;
- The appropriate amount and location of retail to support the village;
- How to integrate more residential opportunities, particularly on Lyme Road;
- Locations where change is most likely to occur in the next 20 years and the appropriate nature, design and scale of such change;
- Open space preservation and improved linkage of that open space;
- How to assure that the Lyme Road corridor is safe for pedestrians;
- How to create an environment that is conducive to walking;
- The potential impact of the proposed Rivercrest development on the village.

What is the Proposal for Rivercrest?

The Rivercrest property is owned by Dartmouth College and consists of approximately 37 acres located between Lyme Road and the Connecticut River and between Kendal and CRREL. At present, 61 housing units are located within 31 one story buildings leased to the College and Hospital employees. These buildings occupy 15 acres. The remainder of the property (22 acres) is used as a staging area for campus construction projects and facilities operations.

The existing housing units are outdated and the College has developed a preliminary plan to relocate the non-residential activities currently on the site and redevelop the property with increased housing.

While planning is on-going and a final site plan has not been completed, the Planning Group reviewed the College's preliminary plans and provided feedback which was used to make modifications. The revised plan proposes approximately 290 housing units with a variety of single family, duplex and multi-unit buildings arranged more densely than the existing buildings with smaller-scale units sited along Lyme Road and the Kendal property line, and larger buildings placed at the interior of the property. All are designed with a New England architectural theme. A green "commons" will mark the main entry from Lyme Road. The plan will also provide opportunities for open space along the Connecticut River and improved linkage to the river from Lyme Road.

What Were the Planning Group's Findings and Recommendations?

Over the course of the year-long meeting period the Planning Group arrived at consensus and agreed to the following recommendations:

- Expansion of the Co-op is desirable and this corner should serve as the village gateway from the south.
- New large scale commercial development should be prohibited on the Lyme Road corridor.
- Appropriate locations for new development opportunities should be at the southern end of the corridor and at Rivercrest to best serve goals for strengthening village scale and character.
- Any new commercial development should have residentially scaled architecture with New England vernacular and should be limited to the existing B-1 zone (the Co-Op and 45 Lyme Road), the Semolina Deli site and the adjacent property to the North.
- Off-street parking for new development should be behind buildings.
- Second-story residential should be encouraged as part of new commercial development.
- Building heights of new development on Lyme Road should be limited to 2 ½ stories.
- Existing residential on Lyme Road should be preserved.
- The density proposed for Rivercrest is appropriate and the mix of housing types and styles is desirable.
- The proposed Rivercrest development can provide an opportunity to strengthen the village scale; serve as a community model for higher density residential development; and provide a model of neighborhood design principles.

- The streetscape character of Lyme Road is integral to reinforce village character, to provide for improved safety, and to encourage walking.
- New open space should be preserved or created within the village as an offset to increased density within the Village Center, and a buffer should be created along the Connecticut River.

Planning Group members volunteered to staff two subcommittees: one which developed zoning change recommendations that both adjusted existing zoning and proposed new zoning; and a second that worked with town public works staff to develop a streetscape plan that will serve as a guide to future phased improvements along the Lyme Road corridor.

What were the Planning Group's Zoning Recommendations?

The zoning subcommittee made a number of recommendations that were first presented to the Planning Group, then refined following feedback from the Group and town staff, then, following a majority vote of the Planning Group, passed on to the Planning Board for its review.

Recommendation: The existing GR-1 district (located at the south end of the corridor and which includes Hanover Terrace, The Greens, and Hampshire House apartments) to be rezoned to GR-2.

Purpose: The Planning Group felt that over the twenty-year planning horizon this was an area with a high likelihood for change. The new category will create incentives for beneficial residential redevelopment and bring existing uses into conformity.

Recommendation: A 108'x280' strip of the existing GR1 District along Curtiss Road to be rezoned to Single Family Residential (SR-3) extending the boundary of that district from across the street.

Purpose: To extend single family housing along Curtiss Road to the Hampshire House property creating a neighborhood buffer at such time that the existing property is redeveloped.

Recommendation: Oak Hill, currently zoned Rural Residential, to be rezoned to F (Forestry and Recreation).

Purpose: To permanently preserve open space and recreation uses.

Recommendation: Storrs Pond, predominantly zoned F with portions in OL and SR-2, should be rezoned to F (Forestry and Recreation).

Purpose: To permanently preserve open space and recreation uses and offset increased density proposed for other parts of the Village.

Recommendation: The open field across from Kendal currently zoned RR should be rezoned to F (Forestry and Recreation).

Purpose: To permanently preserve open space and recreation use.

Recommendation: Land currently owned by Dartmouth between Dartmouth Printing and Storrs Pond, currently zoned OL, SR-2 and RR, should be rezoned to F (Forestry and Recreation).

Purpose: To permanently preserve open space and recreation use and offset increased density proposed for other parts of the Village.

Recommendation: The portion of Dartmouth Printing Company property east of the building and parking area, currently zoned SR-2, should be rezoned to F (Forestry and Recreation).

Purpose: To permanently preserve open space and recreation use and offset increased density proposed for other parts of the Village.

Recommendation: The developed portion of the Dartmouth Printing Company property, currently zoned OL and SR-2, rezoned to OL.

Purpose: To make the zoning category consistent with the use.

Recommendation: Rivercrest and Kendal properties, currently zoned SR-3 and RR, should be rezoned to a new zoning category: GR-4 Residential Zone. (The zoning ordinance currently has GR-1, GR-2 and GR-3 categories).

Purpose: The new category will allow for a mix of building types and densities ranging from single family houses and duplexes to small apartment buildings and Continuing Care Retirement Centers (CCRC's.)

Recommendation: Rezone the property on the east side of Lyme Road at the north end of the village (currently a single family residence) from RR (Rural Residential) to OL (Office and Laboratory).

Purpose: Zoning consistency.

Recommendation: Rezone the Lyme Road frontage (100' depth) of the CRREL property from Rivercrest to the CRREL entry, from OL (Office and Laboratory) to the new GR-4 District.

Purpose: This recommendation addresses the long-range opportunity to connect residential elements of the Village by potentially extending the single family residential presence on Lyme Road as an extension of Rivercrest at such time as the CRREL lease is renegotiated;

Recommendation: Rezone the area on Lyme Road currently containing Semolina Deli and a small single family property from SR-3 (Single Family Residence) to RO (Residence and Office);

Purpose: To enhance opportunities for mixed use at the center of the village and to bring Semolina Deli into conformance. Office and residential would be permitted and retail and

restaurants would be allowed by special exception. Any new development would have to contain at least as many residential units as currently exist on the property.

These recommendations were presented to the Planning Board March 28, 2006 and were unanimously approved by the Board. They will be placed on the Warrant for the May 5 Town Meeting.

Other Observations

- Currently there are only 19 acres of dedicated open space within the village. With the proposed changes 304 acres will be dedicated to permanent open space and recreation use.
- Today, there are 380 acres of developable land area within the village. The proposed recommendations for higher density at Rivercrest will reduce this developable area to 96 acres.
- There are 422 units of housing in the Lyme Road corridor today. Current zoning would allow 616 units. The 2003 Hanover Master Plan projected a mid-range build-out of 790 units. Under the proposed recommendations the total units allowed for the village would be 760.

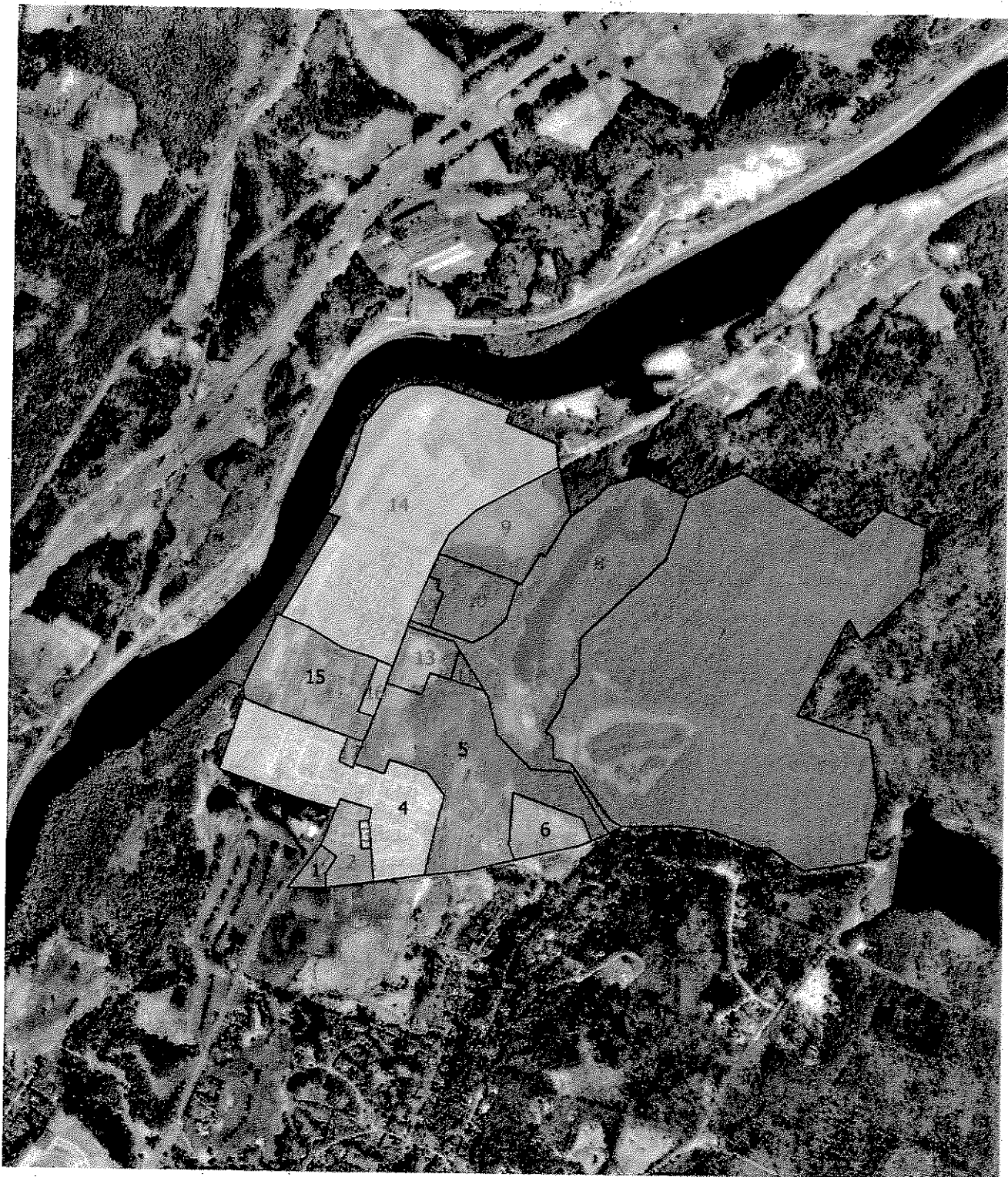
The second portion of the Planning Group's work, a streetscape plan for the portion of Lyme Road that passes through the village, is nearing completion. Once this plan has been reviewed by Town staff and the Planning Group it will be presented to the Board of Selectmen in May. The final report of the Village Planning Group to the Planning Board is available for review at the Planning Office in Town Hall.

Summary

A consensus of the Village Planning Group supports the proposed zoning plan because it presents an achievable set of changes that will enhance the long range future of the village. These changes represent a broad range of interests, and will strengthen the character and livability of Lyme Road Village.

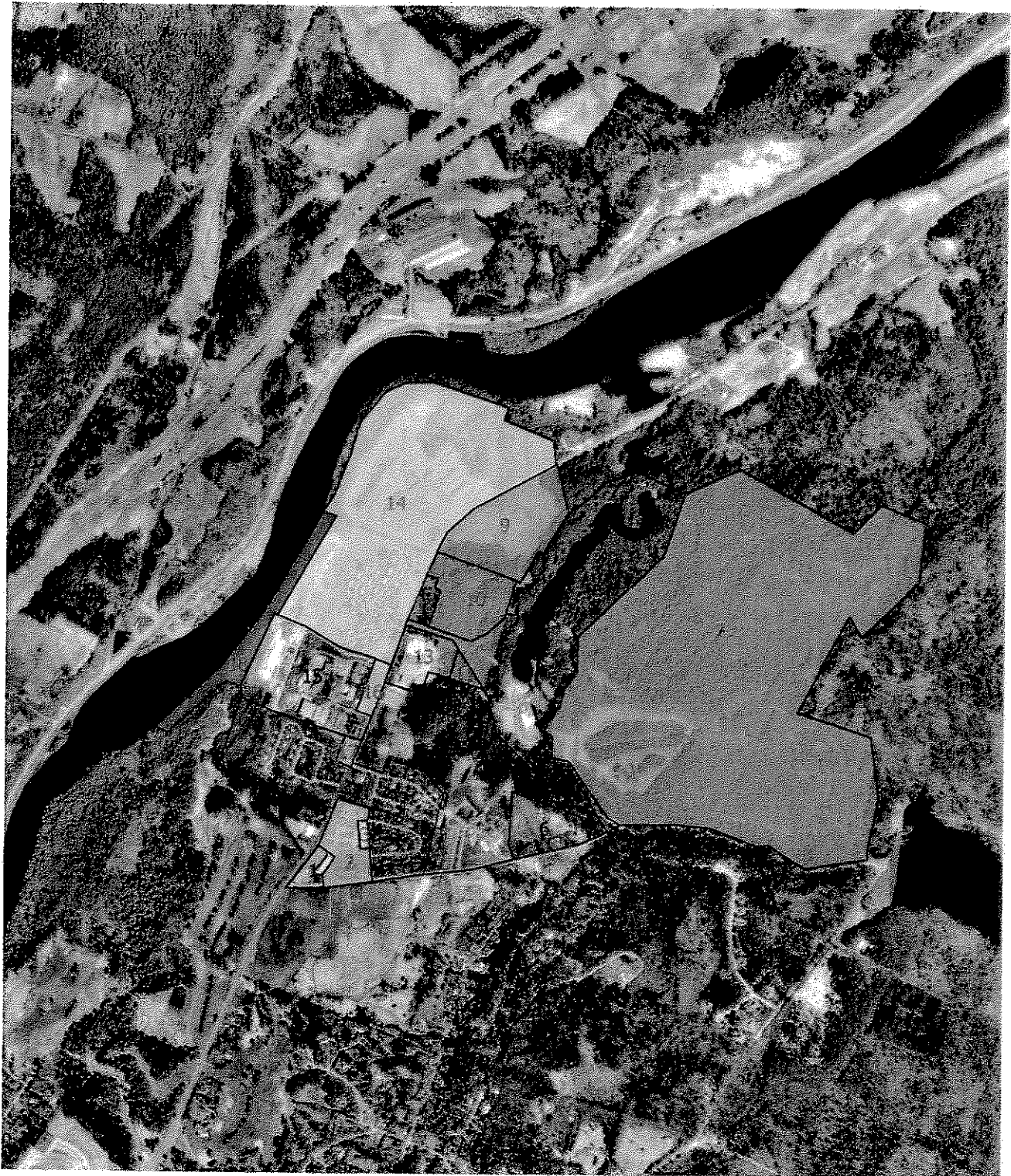
VILLAGE CENTER REZONING

PROPOSED ZONING MAP



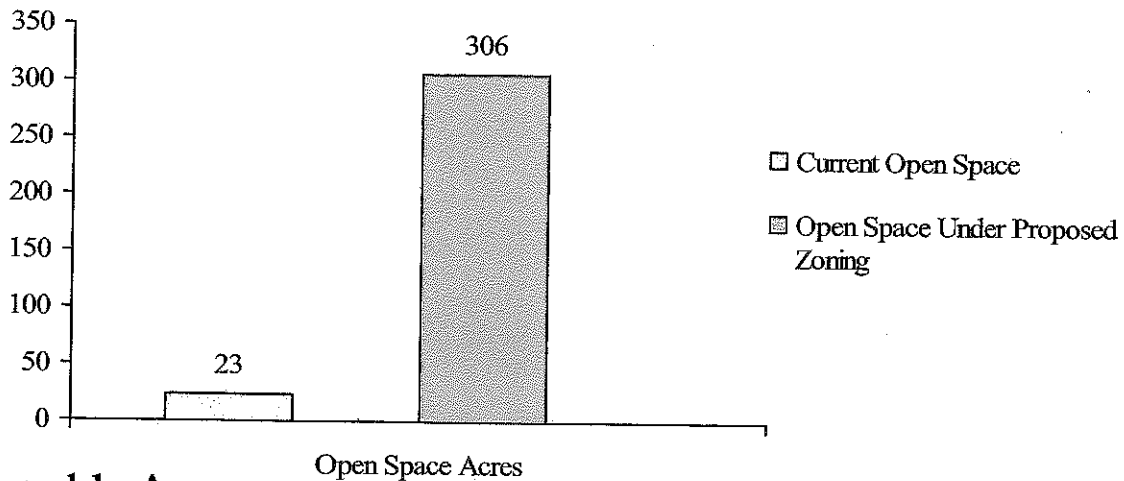
VILLAGE CENTER REZONING

PROPOSED MAP CHANGES

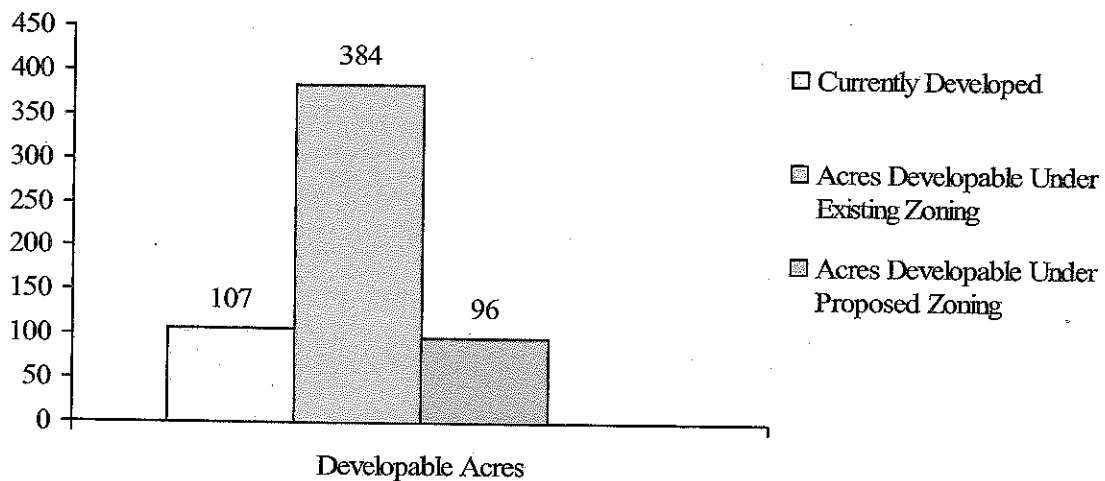


VILLAGE CENTER REZONING

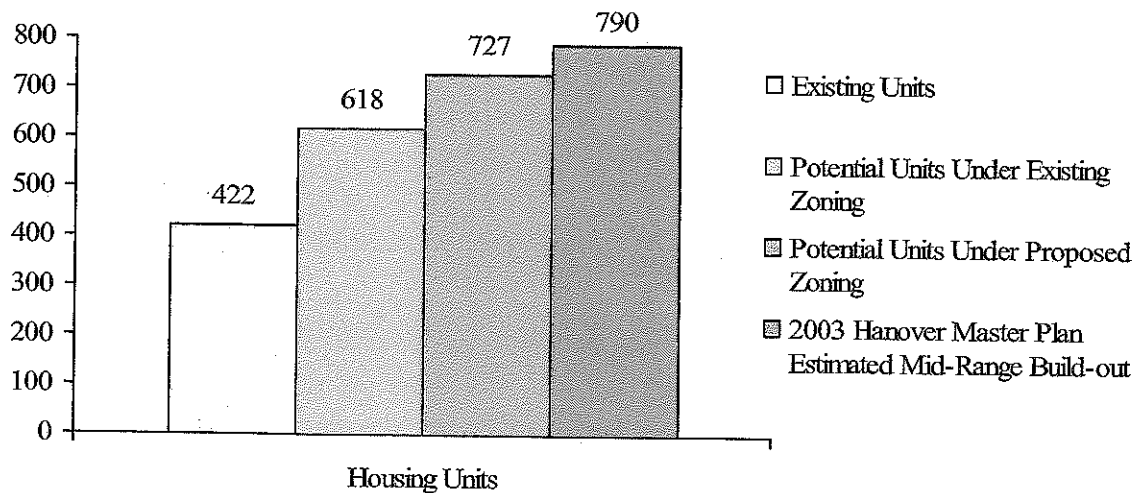
Open Space



Developable Area



Housing Units



ZARC Form

Short Name of Proposal: Village Center Rezoning

HANOVER PLANNING BOARD Zoning Amendment Proposal Form

The Planning Board would appreciate it if you would submit to them any proposed zoning amendment by using this form, which is designed to enable the Board to have consistent information about all zoning amendment proposals. If you need more space, please attach additional pages.

- 1. Name of Proponent:** Village Center Committee
Kristine McDevitt and Bob Ballou, Co-Chairs
- Contact Information:**
- | | |
|--------------------|------------------|
| Kristine McDevitt | Robert Ballou |
| 55 Lyme Road | 20 Dresden Road |
| Hanover NH 03755 | Hanover NH 03755 |
| 643-5977 | 643-8838 |
| KMcdevitt2@aol.com | RBallou@vhb.com |

- 2. Statement of Problem:**
(What do you see as the problem? Why is it a problem? Why is a change desirable? Please provide specific examples)

The 2003 Hanover Master Plan references the "Dresden Village Center", comprising an area of Hanover about one-and-one-half miles north of Dartmouth Green and downtown Hanover, centered on Lyme Road (Route 10) and bounded by the Hanover Country Club and the Garipay Fields to the south, the Connecticut River to the west, Kendal and the Chieftain Motel to the north, and Storrs Pond and Oak Hill to the east.

The Village Center Planning Group was formed by the Hanover Planning Board at the beginning of 2005 with the following charge: "to define a village center in the Lyme Road area, within the context of the Hanover Master Plan, articulate a vision and design for that village center, and draft and recommend to the Planning Board zoning amendments and other public policies that will facilitate its development according to that vision and design."

The Village Committee adopted a "Nutshell Vision" articulating its goals on May 19, 2005:

"[The] Village should evolve into a cohesive, easily recognized neighborhood, surrounded by green space. Consideration for the pedestrian should guide the design of roadways, buildings, green space and public space. Future development should provide access to and protect existing recreational assets. As the spine, Lyme Road should knit the village together. Its streetscape should be scaled to the pedestrian to provide a distinctive and comfortable village corridor defined by tree-lined streets and sidewalks, lighting and pedestrian amenities that promote exchange. Traffic calming measures must be included. Development should foster a diversity of uses, acknowledging and supporting the existing multigenerational makeup of the neighborhood. Pedestrian safety and comfort should be paramount. Growth should be complementary to and supportive of existing and new residential neighborhoods

The recommendations set forth herein are necessary to implement the vision of the Master Plan and the goals of the Committee.

ZARC Form

3. Narrative Description of the Proposed Solution to the Stated Problem:

(What in the Zoning Ordinance are you proposing to change? How and why would this address the problem? Please use ordinary English, legalese not desired)

The proposed amendment rezones various parcels within the Village Center to more suitably accommodate the desired uses and pattern of development. The proposal includes rezoning to promote neighborhood business focused on existing businesses, to accommodate additional residential development in desirable areas, to stitch together currently disconnected segments of the village, and to protect and connect surrounding open space. The proposal largely relies on zoning districts which are already defined, but also creates a new district within the GR zoning district (GR-4) to accommodate the development of a moderate density residential neighborhood at Rivercrest and Kendal and in front of CRREL. To insure architectural compatibility with nearby residential uses, broad architectural guidelines are included for uses within 100 feet of Lyme Road in the OL, RO and GR Districts.

Resulting zoning in the Village Center is shown on the attached Key Plan and includes:

1. Existing B-1 zoning (Neighborhood Business). The area currently contains the 3-story 45 Lyme Road office building with drive-thru bank, the Coop building with gas pumps and a small house used for offices at 2 Reservoir Road. Zoning to remain as is.
2. Existing GR-1 zoning, containing a nursing home, condominiums and higher density residential apartments. Changed to GR-2, allowing for re-development to be in conformance with zoning and possibly provide some incentive to re-develop.
3. A 108 foot x 280 foot strip of the existing GR1 District along Curtiss Road would be rezoned for single family residential (SR-3), extending the boundary of that district from across the street, to provide the same zoning and uses as exist across the street, and allowing the transition between densities to take place within the existing GR-1 parcel rather than at the edge.
4. Existing residential areas on both sides of Lyme Road with current SR-3 zoning. No change.
5. Current I zoning (Institutional). Includes the middle and elementary schools. No change.
6. Existing SR-1 single family residential zoning on Reservoir Road. No change.
7. Oak Hill, currently zoned Rural Residential. Rezoned to F (Forestry and Recreation) to preserve open space and recreational uses.
8. Storrs Pond, predominantly zoned F, with portions in OL and SR-2. Rezoned to be entirely F (Forestry and Recreation).
9. An open field opposite Kendal at the northeast end of the Village, currently zoned RR. Rezoned to F (Forestry and Recreation) to reflect protected open space and recreational uses.
10. Land owned by Dartmouth between Dartmouth Printing and Storrs Pond, with frontage on Lyme Road opposite Rivercrest and Kendal, currently zoned OL, SR-2 and RR. Rezoned to F (Forestry and Recreation) to preserve open space and recreational uses.
11. The portion of the Dartmouth Printing Company property east of the building and parking, currently zoned SR-2. Rezoned to F (Forestry and Recreation).

ZARC Form

12. A small property with a single family residence at the northern end of the Village on Lyme Road, currently zoned RR (Rural Residential). Zoning would change to OL to increase flexibility of use compatible with the uses immediately to the south.
13. The developed portion of the Dartmouth Printing Company property, currently zoned OL and SR-2, rezoned to OL to recognize existing uses.
14. The Kendal property, currently zoned RR, and the portion of the Rivercrest property currently zoned SR-3. Zoning would be a new GR-4 Residential Zone allowing for a mix of building types with different densities ranging from single family houses and duplexes to small apartment buildings. CCRC's are a permitted use.
15. The CRREL Laboratories site (but not including the portion of the site within 100 feet of Lyme Road and more than 150 feet north of the Tax Parcel 46/8 Timberpeg lot), and the existing Timberpeg offices. OL zoning unchanged.
16. This small area includes the CRREL frontage on Lyme Road more than 150 feet north of the Tax Parcel 46/8 Timberpeg lot to a line set back 100 feet from the property line of Lyme Road. Currently zoned OL (Office and Laboratory), this frontage along Lyme road would be changed to a new GR-4 District to create a residential buffer along the street compatible with the residential areas of the village and to join currently disconnected segments of the village.
17. A small area on Lyme Road currently zoned SR-3 (containing the Semolina's non-residential use and a small single family property Timberpeg hopes to redevelop). The area would be rezoned to RO to support these uses. Office and residential would be permitted and retail and restaurants would be allowed by special exception. Existing residential units are preserved.
18. RR and OL land along the Connecticut River behind Rivercrest, CRREL and a portion of the golf course, rezoned to NP.

Note that the Village Committee will separately forward recommendations to the Planning Board and Selectmen for the improvement of the streetscape along Lyme Road. While not part of the proposed zoning amendments, the Village Committee believes that coordinated planning for streetscape improvements is essential to the creation of the Village Center.

4. Relationship to the 2003 Adopted Master Plan:

(How does your proposed change support the Master Plan? Please cite specific references)

The Master Plan calls for a Village Center in the Lyme Road area and another and quite different type of Village Center, labeled "Centerra North" near Route 120.

"New Village Centers at high residential densities should be encouraged in ways that will promote housing diversity and affordability and that will facilitate increased use of non-automobile commuting. Village Center development should respect and be enhanced by critical natural resources, such as the Connecticut River, Rix Ledges and the Mink Brook corridor. Village Centers should be organized around a common and supportive neighborhood commercial uses, contain significant open space and provide usable connections into the town-wide trail, and open space system...

The Dresden area should be enhanced and redefined as a Village Center, with higher residential densities and an anchoring public common punctuated by landmark buildings, schools, and neighborhood commercial uses. Existing businesses should be integrated into the Village Center. The integrity of nearby neighborhoods should be protected. Lyme Road should have improved streetscape, slower traffic, and improved pedestrian and bicycle circulation."

Site Plan Regulations (to be approved by the Planning Board, not at Town Meeting)

A. Add building characteristic guidelines to the Site Plan Review Regulations to support residential character along Lyme Road.

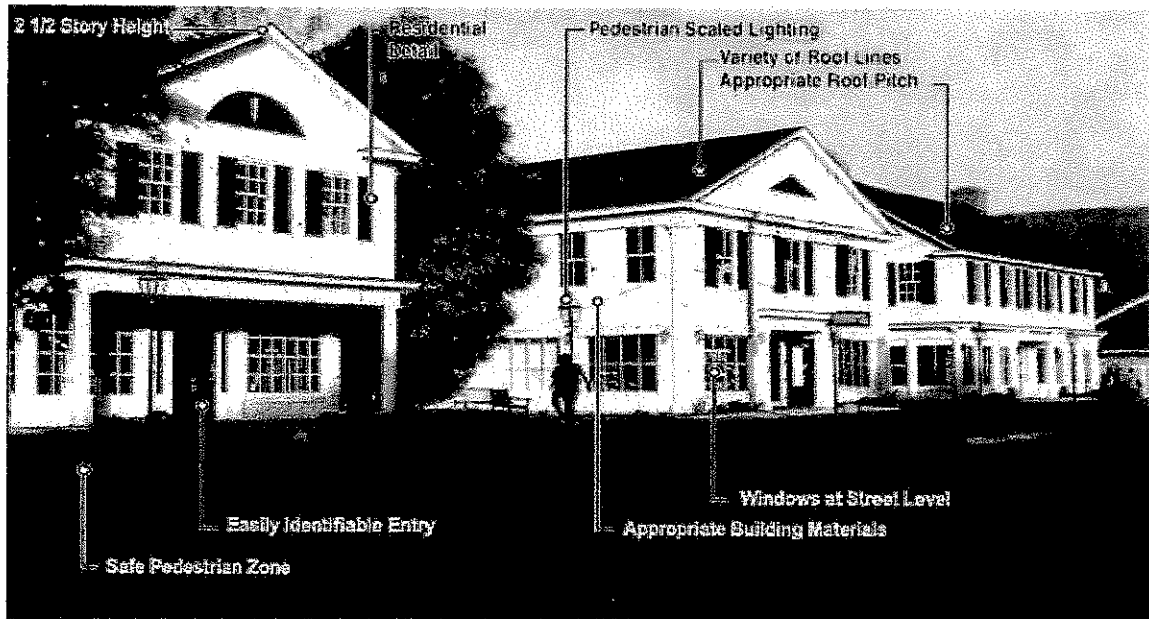
Article X: Standards and Regulations for Proposed Developments

The Planning board shall approve the proposed Site Plan only upon determination that the following requirements have been met:

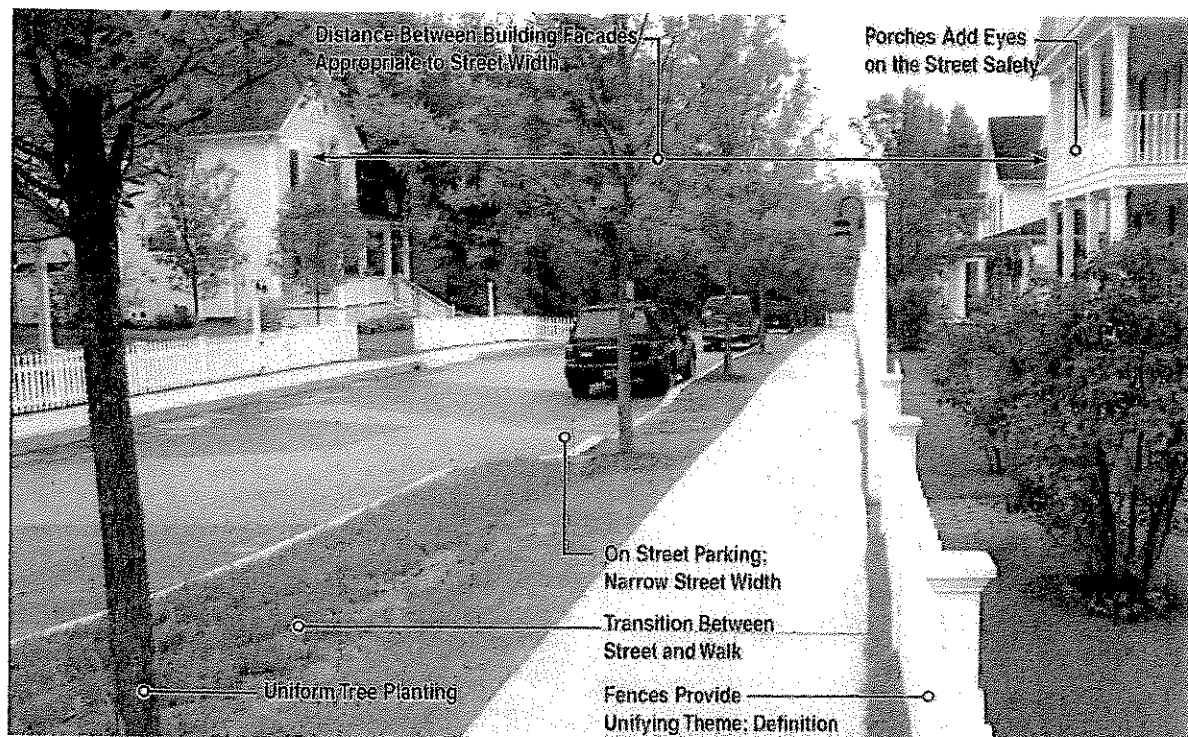
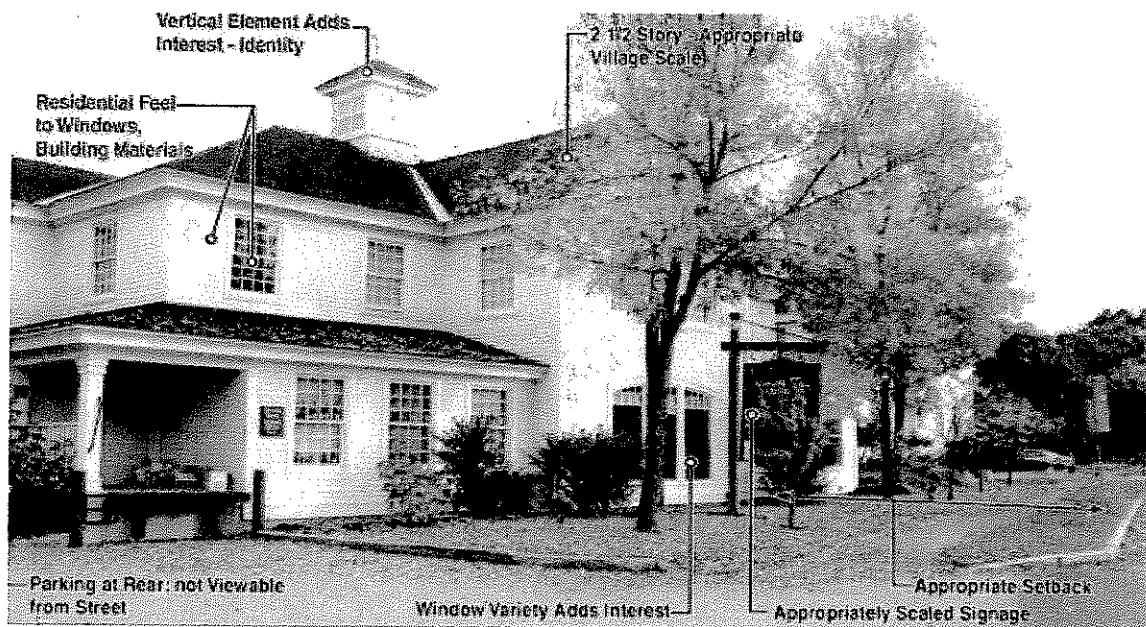
...K. Lyme Road Building Characteristics. In order to promote architectural compatibility with the siting, massing, proportion, scale, materials, details, facade treatment, fenestration and lighting of nearby residential properties, buildings located in whole or in part within 100 feet of the front property line along Lyme Road ~~property line~~ in RO, OL, B-1 or GR Zoning Districts shall address the principals expressed in Exhibit 1 and the following architectural guidelines:

- A. Entrances should be identifiable. Gables, porches or other elements may be used to create prominence. Dormers are encouraged to be habitable.*
- B. Flat roofed buildings are discouraged; pitched roofs are encouraged.*
- C. Ground floor windows and openings should be encouraged to create an inviting presence on the street scaled to the pedestrian.*
- D. Franchise prototype designs should be avoided. Buildings should not express a corporate entity or brand in their design, such as franchise architecture. (This guideline would not apply to an entity whose business is the design, fabrication, or sale of buildings with standard design, architectural, or engineering features.)*
- E. Traditional materials, such as wood clapboard and brick, which are consistent with nearby or adjacent structures are preferred.*

Exhibit 1

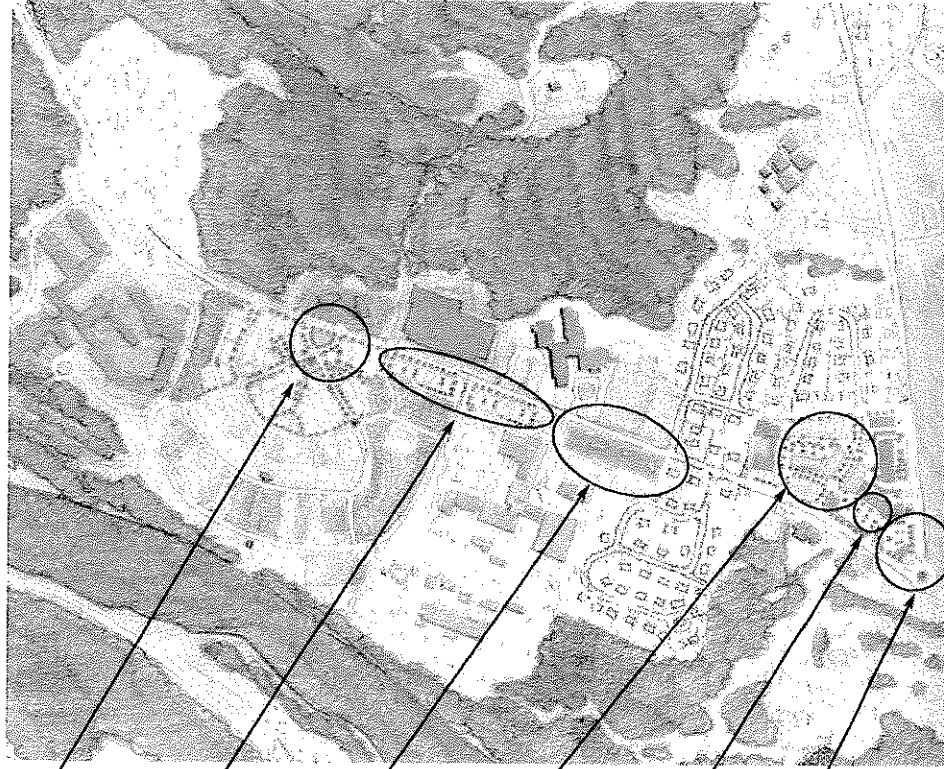


Site Plan Regulations (to be approved by the Planning Board, not at Town Meeting)



LYME ROAD VILLAGE CENTER

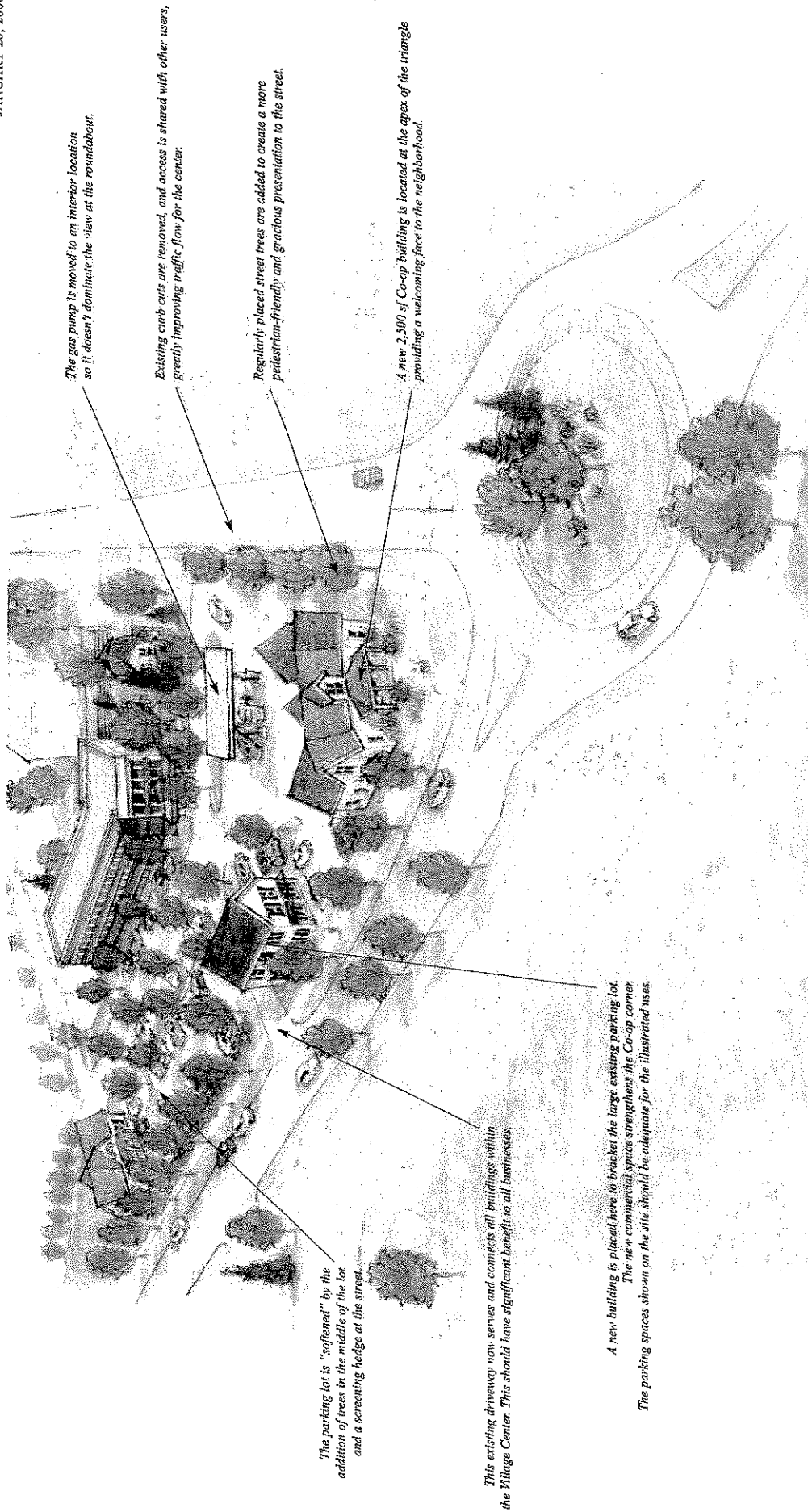
JANUARY 26, 2006



- A RIVERCREST ENTRANCE**
 - Encourage moderate density neighborhood development with a mix of unit types.
 - Create a small Village Green.
 - Provide easy access to Rivercrest amenities.
- B RESIDENTIAL BUILDINGS ALONG LYME ROAD**
 - Provide a continuous residential face to Lyme Road and screen the large scale office/industrial use behind.
- C TIMBERPEG / SEMOLINA**
 - Keep the non-residential buildings in place.
 - Encourage a residential character even when the uses are non-residential.
- D POTENTIAL REDEVELOPMENT OPPORTUNITY**
 - Reconfigure this under-utilized area to provide open space on Lyme Road, around which other uses are gathered.
 - Provide a single family residential buffer to the residential neighborhood behind.
- E PARKING LOT RENOVATION**
 - Provide more landscaping and screening.
- F CO-OP PROPERTY REDEVELOPMENT**
 - Reconfigure the Co-op site plan to screen the gas station and improve the building presence on the street.
 - Provide better connections to all uses.

LYME ROAD VILLAGE CENTER

JANUARY 26, 2006



The gas pump is moved to an interior location so it doesn't dominate the view at the roundabout.

Existing curb cuts are removed, and access is shared with other users, greatly improving traffic flow for the center.

Regularly placed street trees are added to create a more pedestrian-friendly and gracious presentation to the street.

A new 2,500 sf Co-op building is located at the apex of the triangle providing a welcoming face to the neighborhood.

The parking lot is "softened" by the addition of trees in the middle of the lot and a screening hedge at the street.

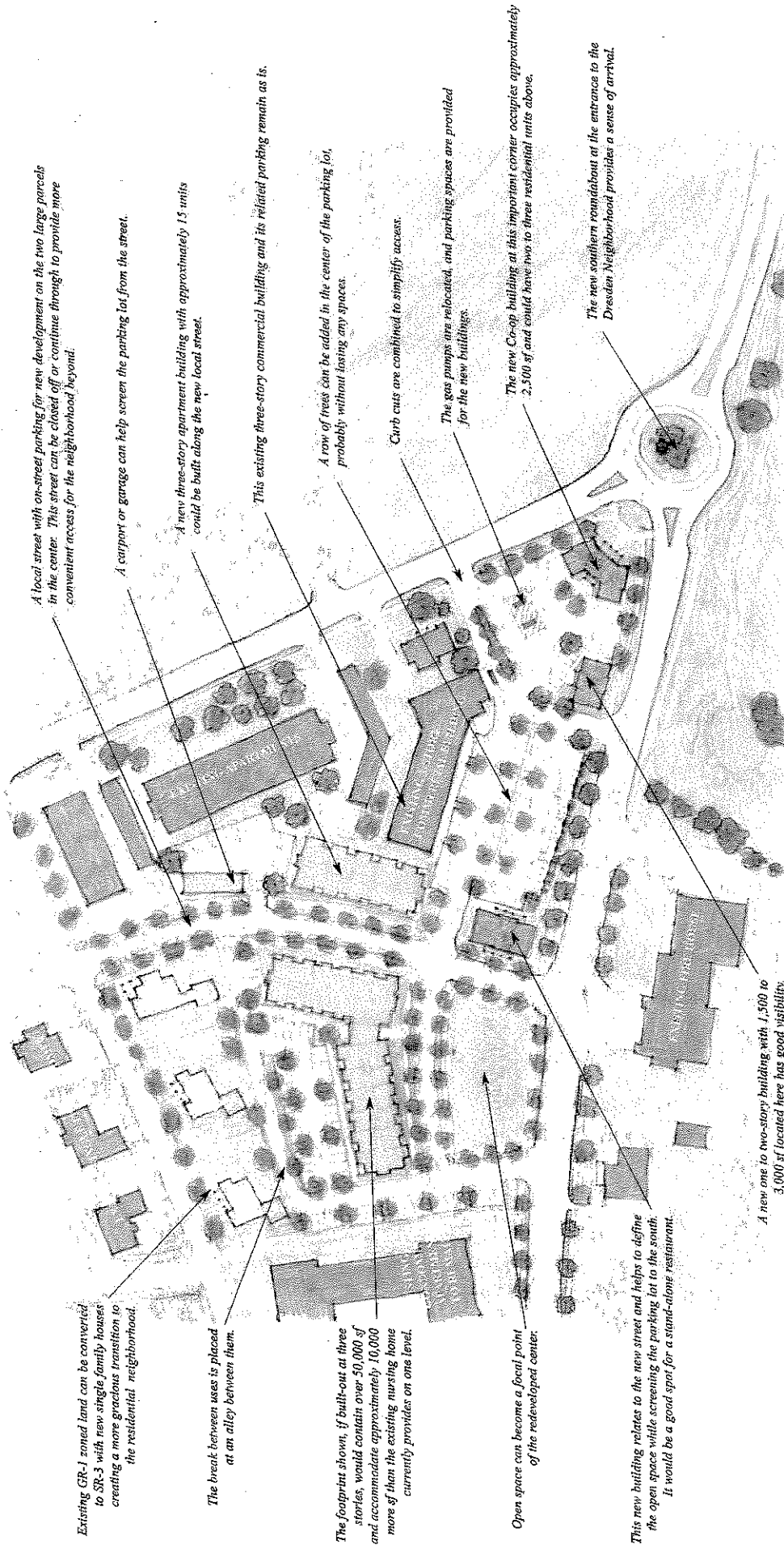
This existing driveway now serves and connects all buildings within the Village Center. This should have significant benefit to all businesses.

A new building is placed here to bracket the large existing parking lot. The new commercial spaces strengthens the Co-op corner. The parking spaces shown on the site should be adequate for the illustrated uses.

CONCEPTUAL REDEVELOPMENT SKETCH

LYME ROAD VILLAGE CENTER

JANUARY 26, 2006



CONCEPTUAL REDEVELOPMENT PLAN