

**DOVER PLANNING BOARD
MINUTES OF MEETING
MAY 23, 2006**

MEMBERS PRESENT: John Swartzendruber, Dean Trefethen, Frank Torr, Marcia Colbath, Donald Andolina, Ron Cole, Ron Cole, Tony McManus, Perry Plummer, Ron Stock

MEMBERS ABSENT: Bryan Cahoon, Doug Steele, Kirt Schuman,

STAFF PRESENT: Christopher Parker, City Planner and Jacqueline Freeman, recording secretary

ITEM #1: Citizens' Forum

Douglas Porter, 29 Quail Dr., stated that he has enjoyed living on Quail Dr. for 11 years. Last year the City developed a road called Quality Way and there is now more noise and activity due to the clearing of the woodland. He said that item #3 will have a negative impact on the value of his property and on his quality of life. He said he was also concerned with the safety of children, the hours of operation, and the affect on the environment.

Ron Cole said that he would take his comments for the record.

ITEM #2: Approval of the minutes.

Donald Andolina made the motion to approve the minutes.
John Swartzendruber seconded.

VOTE U/A

ITEM #3: Consideration and acceptance of a lot line adjustment and minor subdivision of land for Dover Business & Industrial Development Authority and George J. Foster & Co., Inc., Assessor's Map D, Lots 11-1 & 9A, zoned I-4, located on Quality Way.* (P06-14)(4 lots)

Beth Thompson, Economic Development Director, stated that the first overall plan of Enterprise Park was created in 1988. At that time the City recognized that there was limited industrial land left. She explained that the Transfer of Development Rights (TDR) allows lots to be less than 5 acres by putting one acre in a perpetual conservation easement. She went over the new lots that would be created along with the sending areas. Ms. Thompson explained how this plan became a major subdivision. Another road will be put in to open up an area located on the back of the property. The TDR allows them to abate the frontage on a City street. She read Subdivision of Land Chapter 155-15 Applicability. Beth Thompson elaborated on the table of dimensional requirements and the requirement of a contiguous visual buffer.

Dean Trefethen asked to see where Mr. Porter's property was located in conjunction with Enterprise Park.

Beth Thompson pointed it out on the plan and indicated that there would be a 150' arked buffer. She added that they do not plan on going any closer to the property line but could not speak for future DBIDA boards.

Beth Thompson explained that the small piece of land with the wetland in the middle consists of three acres and could possibly be used by a small user. She said that it could be used for overflow parking, picnic area, etc.

Christopher Parker stated that there is a contiguous buffer requirement that could be either a fence or a vegetative buffer. This would be a requirement for the site plan approval when it comes before the Planning Board.

Dean Trefethen asked when the houses on Quail Drive were built and if the proposed street would be built to City standards.

Beth Thompson stated that the homes in question were built in 1994 and 1995 and the park has been there since 1988. She said that the street will be a City street. She said that this is only a subdivision and when the site plan comes they will have to put in the street.

Tony McManus felt that the ordinance should state that the sending area be usable open space and not wetlands.

Marcia Colbath stated that Enterprise Park is a very quiet industrial park. She said that they should be encouraging businesses to locate there and that the sending area just adds to the buffer.

Dean Trefethen made the motion to accept the application.

Perry Plummer seconded.

VOTE U/A

Jeff Russel, 32 Quail Dr., stated that he abuts the park and has concerns with the noise and his quality of life. He asked if the 100 ft. buffer was from the edge of the building to their house. He explained how he built his house to the back of his property so it would be quieter. He only has 30 or 40 feet in the back of his house. That he could have 18 wheelers and trucks turning around 30 or 40 feet from his house is a concern.

The public hearing was closed.

Christopher Parker explained that when the site plan comes in there will be a requirement for a visual buffer between Mr. Russel's lot and any other abutting residential lot. He went over the staff recommended conditions that include a waiver for the lot size and the frontages as follows:

1. Add the owners' signature to the plat.
2. Add the surveyor's stamp and signature to the plat.
3. The applicant shall revise the plat to label the lot lines to be abandoned.
4. The applicant shall revise the plat by adding a note referencing the conservation easement deed for the sending areas shown on the plat.
5. The applicant shall revise the plat to show drainage easement along Fosters' lot.
6. The applicant shall revise the plat to show existing utilities.

Frank Torr felt that there should be a provision of a no-build area within 150 to 200 feet of the abutters. He felt if that was not made a provision, the abutters would be hanging in limbo with regard to future development of the small lot. He suggested it be a straight line instead of an arc.

Marcia Colbath stated that they were aware of the industrial park when they built their homes. Dover has very little industrial land.

Beth Thompson stated that Dover is a growing community and it is very difficult to keep the industrial land.

Christopher Parker explained that what Frank Torr is asking is that nothing be developed in the 150 foot buffer.

Dean Trefethen asked if it would render Lot 11-7 useless if they did a 150' buffer from the property line. He added that it was well known that the land in the park was going to be developed.

Frank Torr stated that the cul-de-sac and the plans have changed since 1988.

Chris Parker explained that these lots existed for some time and are shown on the Terrascan plan.

Frank Torr made the motion to approve with the waivers and conditions adding a 150 foot no-build zone from the existing structure as follows:

1. Add the owners' signature to the plat.
2. Add the surveyor's stamp and signature to the plat.
3. The applicant shall revise the plat to label the lot lines to be abandoned.
4. The applicant shall revise the plat by adding a note referencing the conservation easement deed for the sending areas shown on the plat.
5. The applicant shall show drainage easement along Fosters' lot.
6. The applicant shall revise the plat to show the existing utilities.

Chris Parker read the new condition as follows:

- 7. Applicant shall add a note stating there will be a no-build area within the 150 feet from existing residential structures.**

Chris Parker asked if they had considered installing architectural block on the bottom portion of the building.

Paul Connolly said that he didn't know if it could be done with regard to the financial package of the project.

Don Andolina asked about TRC note #2 with regard to a new water service.

Paul Connolly said that it was regarding pulling a new water service off of Crosby Rd. There is an existing 2" service and they are proposing to tap off that.

Donald Andolina asked what the life span was of the outside material.

Paul Connolly stated that the paint is guaranteed for 20 years and the steel lasts for a lot longer. He gave some examples of different steel buildings in the area.

Marcia Colbath was concerned that they might need more parking than what is being provided depending on the tenants that they get.

Paul Connolly stated that the parking is in excess of the required spaces. Nineteen spaces are required and they are providing 22 spaces. There are also more spaces in the front of the garage doors and in the garage itself for a total of 37 parking spaces.

Frank Torr made the motion to accept the application.

Ron Stock seconded.

VOTE U/A

The public hearing was opened.

Beth Thompson, Economic Director and staff support for DBDA, said that the Board has waived the 25' setback to 10 feet and approved the site design, building façade, and landscaping. It is a desirable building and is in keeping with the park.

The public hearing was closed.

Chris Parker read the recommended conditions of approval as follows:

1. Add the owners' signature to the plan.
2. The applicant shall revise the plan to remove the last parking space to the east of the building.
3. The applicant shall revise the plan to add a row of white pine trees on the north side of the building on applicant's parcel or on adjacent parcel.
4. The applicant shall revise the plan to add a shut off valve where the water line comes off the existing water line.
5. The applicant shall prepare architectural renderings of the proposed building.

6. The applicant shall review the location of the sewer easement to verify its location and correct the plan as necessary.

Don Andolina asked if there should be a condition #7 with regard to the trees.

Dean Trefethen felt that the trees would be better placed away from the building and on the adjacent property.

Chris revised condition **#3 to add on the applicant's parcel or on adjacent parcel.**

Donald Andolina made the motion to approve subject to the conditions as amended.

Frank Torr seconded.

VOTE U/A

ITEM #5: Consideration and acceptance of a minor subdivision of land for Changing Places LLC (Owner 26 Dover Point Road, LLC), Assessor's Map K, Lot 26, zoned R-12 & ETP, located off Dover Point Road. (P06-20)

Withdrawn at the request of the applicant.

ITEM #6: Consideration and acceptance of a minor subdivision and lot line adjustment of land for Summit Land Development (Owners Summit Land Development; Alan L. & Sherrilyn Hatch; Valerie L. Harvey; and Henry, Robert & Phyllis Howard), Assessor's Map 31, Lots 4D, 14, 19 & 20, zoned RM-8 & B-2, located off Third St., Fourth St. & Grove St. (P06-21)

Bob Stowell, Tritech Engineering, represented the applicant. He explained that this was a boundary line adjustment and a subdivision plan. This site was approved for 13 units last fall. He said that they worked with the abutters to replace some displaced parking in the form of an easement. The main focus was to provide an easement so the abutters would have adequate parking and would own where they park their cars. He said that it was a good time to include parcel 14, which is in a B-2 zone.

Marcia Colbath stated that her concern is if a portion of the lot is cut off there is the potential of more development.

Bob Stowell stated that it is a B-2 District and a high density area. He said that he didn't know what type of development is proposed. The overall density is 30 or 40 units and they are proposing 13 units. They are well below code.

Chris Parker asked Bob Stowell if the easement on the River Run plan had been recorded.

Bob Stowell stated that it had not been recorded. He said that there is access from Third St. and from Fourth St.

ITEM #7: Old Business

ITEM #8: New Business

a. Lot Merger for Timothy Dumont and Bonnie Rollins-Dumont, Assessor's Map 29, Lots 72A & 72 B, located at 6 Chesley St.

Tony McManus approved.
Donald Andolina seconded.

VOTE U/A

ITEM #9: Committee Reports

Frank Torr stated with regard to the Waterfront Committee that there are several differences between the results of the charette and the plans that were submitted. Some of the differences were the public access to the water, the ratio of houses vs. commercial, and the placement of the housing and the commercial development.

The next Waterfront meeting will be on Friday, May 26, 2006 at 9:00 AM in the Council Chambers.

Ron Cole stated that he met with Steve Bird and selected members to be on the Land Use Committee to redo that portion of the Master Plan. There is even one person who does that for a living on the committee. He felt it was the best policy to let the committee do the job. He hoped that the City Council will become involved in the process. They should be ready to hold the first Speak Out Dover meeting in three weeks to a month and to put a report together for the City Council by late July.

ITEM #10: Adjournment

Donald Andolina made the motion to adjourn.
John Swartzendruber seconded.

VOTE U/A