



CITY OF DOVER

DOVER PLANNING BOARD - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, January 23, 2007**
Meeting Time: **7:00pm**

Members Present: Tony McManus, Ron Stock, Marcia Colbath, Ron Cole, Kirt Schuman, Frank Torr, Dennis Ciotti, Donald Andolina

Members Absent: John Swartzendruber, Dean Trefethen, Perry Plummer, Doug Steele,

Staff Present: Steve Stancel, Planning Director and Jacqueline Freeman, Recording Secretary

Chairman Cole brought the meeting to order at 7:04 pm.

1. Citizens' Forum

There were no speakers.

2. Approval of the minutes

Tony McManus made the motion to approve the minutes.

Ron Stock seconded.

Tony McManus, Kirt Schuman and Marcia Colbath had minor changes.

The minutes were approved as amended.

VOTE U/A

3. Consideration and acceptance of a minor lot line adjustment of land for Perez Dover LLC, Assessor's Map 38, Lot 33, zoned B-3, located at 1 Glenwood Avenue.*(P07-01)

Jim Bernadino, Boller Engineering, explained that this is the site of Walgreens. One of the conditions of their approval required that they file a lot line adjustment plan. A portion of Glenwood Ave. encroached slightly into an existing property at 1 Glenwood Ave. This plan will create a small parcel of land of 89 sq. ft. and a deed will be provided to the City for the ownership of that parcel.

Frank Torr made the motion to accept the application.

Ron Stock seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Donald Andolina made the motion to approve with the following conditions:

1. Add the owners' signatures to the plat.



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2. The applicant shall provide the Planning Department with a digital version of the survey.
3. The applicant shall provide a deed to the City for the parcel being conveyed, within 30 days of the recording of the plat.

Marcia Colbath seconded.

VOTE U/A

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- 4. Consideration and acceptance of a minor subdivision plan of land for William & Nancy Hunt, Assessor's Map M, Lot 100 & 100A, zoned R-40, located on Back Road*(P07-03) (1 lot)**

Kevin McEaney represented the applicants and stated the plan is a minor subdivision and lot line adjustment on Back Road. He explained that Map M, Lot 100 includes the farmhouse and a parcel of land of 62 ½ acres. The second parcel the Hunts own contains the house that they occupy at 245 Back Rd., Map M, 100A. The lot line will be adjusted to make the lot around the farmhouse smaller and adding the land to the Hunts' residence, and then subdividing a lot off for their son. A 59 acre conservation easement will be granted to the Conservation Commission in the next couple of months. There is a non-easement area around their existing house and out buildings so they can do certain things as far as additions to the house and buildings with regard to farming. The conservation easement can be utilized for farm related uses.

Tony McManus asked why there is no lot line adjustment plan. He was concerned it would cause a procedural problem because it was not advertised in the notice.

Steve Stancel stated that he would be more comfortable if the Board approved just the subdivision application and the lot line at a subsequent meeting.

Dennis Ciotti arrived at 8:15.

Donald Andolina made the motion to accept the application.

Frank Torr seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was recessed.

Frank Torr made the motion to table.

Ron Stock seconded.

VOTE U/A



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5. Consideration and acceptance of a minor lot line adjustment of land for Farm Haven Development Assoc., LLC, Assessor's Map B, Lots 21 & 21-11, zoned R-40, located on Boxwood Lane.*(P07-04)

Bob Stowell stated that this application regards the existing farmhouse on the 32 lot Haven Farm Subdivision. They want to add about 1,000 sq. ft. to the lot to build a garage. The extra land is needed to meet the setback.

Dennis Ciotti made the motion to accept the application.
Donald Andolina seconded.

VOTE U/A

The public hearing was opened.
There were no comments.
The public hearing was closed.

Donald Andolina made the motion to approve with the following conditions:

1. Add the owner's signatures to the plat.
2. Add the surveyor's stamp and signature to the plat.
3. The applicant shall provide the Planning Department with a digital version of the survey.

Dennis Ciotti seconded.

VOTE U/A

4. Consideration and acceptance of an Open Space Subdivision of land for Six High Street, LLC, (Owners: Tuey Trust of 2003 & Marie Donner Revocable Trust) Assessor's Map M, Lots 96A & 98, zoned R-40, located on Back Road*(P06-54)(10 lots)

Kevin McEaney represented the applicants and stated that the property is made up of 2 lots. The proposal is to merge the two parcels and then combine them to create an Open Space Subdivision. The yield plan indicates they could get 9 lots. They are proposing 60% open space which allows them a 10% bonus, therefore entitling them to an extra lot. In addition to the two existing houses they will have 8 new lots. The open space is 14.79 acres, of which 11.4 acres are uplands. They far exceed the requirements of the OSS. The City requires a 100 foot Conservation District and the State of NH requires a 250 foot Shore Line Protection district. They agreed to keep all the houses beyond the 250 foot setback line. The only exception is the existing Donner house.

Paul Connolly stated Sheet 8 of 14 shows the utilities and the private driveway. The overall driveway length is about 1,500 feet and the other private drive is 400 feet long. If the yield plan was built out as shown, they would have over 5,000 sq. ft. of wetland impact. The proposed plan with the lesser pavement of 20 feet wide will have 2,700 sq. ft. of wetlands, about half the



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wetland impact. He spoke about the turnaround for the private entrance gate which will be activated with a pass code by the residents. The Police and Fire Departments would have access through a Knox box located on the gate system. There will be a screened and gated 12 x 12 trash enclosure and a mail kiosk. The lots will be serviced by well and septic systems. The runoff is contained on the site.

Discussion ensued with regard to the strip of land between Lots 2 and 3 and the open space.

Frank Torr asked if there is a planned boat dock. Bob Stowell answered that there will be in the future but not as part of this subdivision.

Frank Torr made the motion to accept the application.

Marcia Colbath seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was recessed.

Steve Stancel stated that Summit Land Development has not gone to the Conservation Commission in the final form. They are meeting Feb. 5. Mr. Stancel recommended that the site walk be on Feb. 3, so the Conservation Commission could be invited as well, giving them an opportunity to review the plans.

Chairman Cole set the **site walk on February 3, 2007, at 9:00 AM**. Parking will be in the driveway of the Donner House. Kevin McEaney was asked to stake out the center line, the house pads, and the open space between Lots 2 and 3.

Steve Stancel pointed out that this project went before the TRC on November 11, 2006. They have asked the applicant to add specific housing units to the yield plan to show that the units could fit on the lots. The applicant should submit topo plans for the grading on each of the lots since there will be wells and septic systems. They are asking for a 20 foot wide pavement width where normally they would be 24 feet. A drainage report has been requested and it will need to go to the Conservation Commission on Feb. 5. There is a portion of the road that shows 10% slopes and the regulations require a maximum of 8%.

Tony McManus made the motion to table.

Dennis Ciotti seconded.

VOTE U/A



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6. Consideration and acceptance of a site review and conditional use of land for Charles Kageleiry, John O'Neill, Michael Brigham, (Owner: Elliott Rose Company of Dover) Assessor's Map M, Lot 4, part of Map K, Lot 19, zoned ETP, located on Middle Road.* (P06-55)(48 units)

Malcolm McNeill represented the applicants. This project has been before the Board for many months. The TRC was held on January 4, 2007 and most issues have been resolved. They provided an extensive response on Jan. 9, 2007 which is in the file. The Engineering Department was unable to complete their comments; otherwise they would have resolved their comments as well. They are seeking acceptance. They hope to have all the technical and legal issues completed by the next meeting. The 48 detached residential condos for 55 and older residents will be selling for about \$350,000. He pointed out the various housing pods on the plan. They propose commercial in the front of the site with the car dealership being developed first. There would have to be 25% of the commercial pod of the site built before they could proceed with the residential uses. They will have to come back to the Planning Board with any modification of what the Board has approved. They have agreed to the 175 foot setback for the congregate care unit, which exceeds the legal requirement. They are building the congregate care units at a lower height than would be allowed for office units. They exceed all the special requirements as they have more commercial than is necessary and less residential than they were permitted. They have 17 ½ % residential where 35% is allowed; 43% commercial where 40 is the minimum.

Atty. McNeill said they believe the final matter to be resolved is technical. He said that there is no appreciable increase in traffic as it relates to the traffic report in phase 1. The traffic impacts come when the road is connected. When the retail facility comes in, there will be a need for a signal at the entrance on Dover Point Road. With regard to Stark Avenue, they have provided additional proposals for the impact in that area. There is no unique drainage issue for this site. The roadway is intended to be public when it is completed. The off-shoot roads will be private and maintained by the developer.

Kim Harzarvartian stated the lane changes on Stark Avenue will be necessitated by the commercial development. He spoke about changing the pavement markings at that intersection. Instead of Central Avenue having a short left turn lane on the south bound approach and one thru lane at the light; it will have 2 through lanes at the lights. As a result, left turns couldn't be made into E. Watson. It affects about 16 vehicles during the peak hour and the turn can be made at the next street down. No movements coming out of E. Watson would be affected.

Bob Stowell stated that they have proposed a closed drainage system to collect as much as they can to a point in the interior of the site where it can be treated and then released into the existing pond. The dam will be reworked to accommodate the existing flow. This will act as their detention area, as well as a pond. He explained the how the commercial areas would be dealt with separately.



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Frank Torr was concerned that part of the plan shows surface disposal versus contained, that there was no landscape plan, and there was no striping of the road.

Bob Stowell answered that the majority of the drainage is by closed drainage systems. He said that the landscaping shows up on the individual construction plans for the residential roadways where they are required to put in street trees. There is nothing required for the through road and at this point, they haven't proposed any landscaping. He said with regard to striping Thornwood Drive, Planning wanted to stripe it but Police and Engineering felt that it wasn't required.

Malcolm McNeill displayed a rendering of the New England colonial architecture of the homes. The developers have built the same type of housing in Madbury.

Tony McManus asked why there would be 3 bedrooms for 55 and older residents.

Mike Brigham stated that they have a plan that shows two bedrooms on the first floor with a loft potential on the second floor, which may never be finished. There are two other floor plans that mix that up even more. They are offering one bedroom on the first floor and a guest suite on the second. Some 55 and older residents may have a child back from college and also want a guest bedroom and others sleep in separate bedrooms and want the extra guest bedroom.

Tony McManus stated that the plan depicts trees on both sides of the road. He asked if the existing growth would be left on both sides of the entrance on Middle Road.

Bob Stowell answered they are intending to leave as much vegetation as possible. Leaving as many trees as they can would be beneficial.

Dennis Ciotti asked if the City will require a bond for Thornwood Lane. Steve Stancel answered that the City will require bonding.

Steve Stancel explained that a letter was received from Craig Williams suggesting that the City listed Elliott Rose Corp. as the owner of the property. Mr. Williams indicated that the Strafford County Superior Court had dissolved the corporation a few years ago and that the posting of the public hearing notice was done inaccurately. A letter from City Attorney Allan Krans disagrees with that dissertation. Atty. Krans agrees that the Superior Court has ordered that the corporation be dissolved and it also required that the assets be liquidated. There is a difference between dissolved and liquidated. Atty. Carl Potvin, who is the receiver for the property, is in the process of liquidating the assets. Until that occurs, the corporation is technically in place. The recommendation is that the Board move forward with acceptance.



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Malcolm McNeill stated that their contract is with the receiver. The contract has been subject to numerous court hearings. This sale has been authorized by a superior court order. When they became aware of Mr. Williams' concerns, it was made known to Mr. Potvin, who confirmed the authority of the court to wind up this corporation and liquidate its assets.

Ron Cole asked Malcolm McNeill if the problem with the property that was being clear cut at the recommendation of the receiver had been resolved.

Michael Bringham explained that his partner has spoken to the forester who assured them that he would be back to clean up the mess that was left behind. Now is not the time to do it because of the wetlands but he will clean up the scrub. They will clean up whatever is left 100%.

Donald Andolina made the motion to accept the application.

Dennis Ciotti seconded.

VOTE U/A

The public hearing was opened.

Richard Scherf, president of the Dover Point Office Park Condo Association, was concerned that a builder or developer had purchased a unit in their condo and wanted to build a bridge across the ravine to connect to the proposed project. He wants to be sure it is only a rumor and not true.

Michael Bringham interjected that he is the builder that bought the unit and the man that sold it to him heard that same rumor. There may be some connection to the Dube Property that is getting transferred over, but Changing Places has no interest of bridging to that development.

The public hearing was closed.

Tony McManus made the motion to table.

Donald Andolina seconded.

VOTE U/A

Chairman Cole called a 5 minute recess at 8:15.

Chairman Cole called the meeting back to order at 8:20.

- 7. Consideration and acceptance of a site review and lot line of land and Conditional Use Permit for Summit Land Development, (Owners: Davis Barton Erickson Holdings, LLC; Mo Y. Wong and Northeast Credit Union) Assessor's Map D, Lots 17, 17C & 18, zoned B-4, located on Indian Brook Drive/Sixth Street/Members Way.*(P06-61)**



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Bob Stowell represented the applicant and explained that this project is at the intersection of Sixth St. and Indian Brook. The access of the project is off Members Way. The project involves three different applications. There is a lot line adjustment that includes 10 acres of land that is the Mo Wong property. They have attached approximately 5 acres coming from the equine hospital and about ½ acre from the credit union property. Together it will comprise of approximately 15 acres of land to be consolidated into one developable parcel. The project is an 80,000 sq. ft. office building of 4 floors with an underground parking facility. There are a total of 408 parking spaces, 39 of which are under the building. They have addressed most of the questions at a January TRC. They submitted a landscaping plan. An elevation was presented that showed the general theme of the project. The intersection of Members Way and Indian Brook Drive is proposed as a signalized intersection, as part of the overall Liberty Mutual offsite plans. They received favorable recommendations from the Conservation Commission in December and in January relative to their setbacks and wetlands impact. About 6,500 sq. ft. of impact is proposed, and after meetings with DES, that number might shrink even more. They are proposing that the Conditional Use application be done in coordination with the TDR. They need to set aside 5 acres of Transfer of Development Rights sending area. Two areas of land owned by DIDA and one that is owned with Northeast Federal Credit Union have been identified. They are working with those organizations to use those parcels as sending areas for the TDR, which would allow them to do two things. The equine hospital that has their entrance on Members Way has their legal 140 foot frontage on Sixth St. They are proposing eliminating their frontage on Sixth Street. Under B-4 zoning, the parking should be 40 feet off the property lines and they are proposing 10 feet. Under the TDR, the Board is allowed to give them that relief.

Tony McManus asked if it was possible to move the building closer to Indian Brook Drive so the building would be seen and not the parking and if it would result in getting some parking out of the buffer.

Bob Stowell said that they looked at many scenarios and all the layouts have had the same wetland impacts and buffer impacts. Their concerns are with the different access points to the building. Bringing the majority of the parking in from the lower level, the access to the building will be through an elevator. There will be parking in the front where handicapped access will be provided to enter through the front door. Functionality of the building and the multiple access points are very important.

Dennis Ciotti asked how many spaces would be lost if the Conditional Use Permit is not granted?

Bob Stowell stated that without the Conditional Use Permit, it would cut the square footage by two-thirds and it would not be developable. DES is recommending that they have a detention area at one end of the parking lot. Their detention area encroaches into the wetlands because they felt that the wetlands and the pond would be a good fit but DES doesn't agree. They are



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working to remove a small detention area out of the wetlands into the upland. They have 6,500 sq. ft. that they may have to shrink down to under 3,000 sq. ft. for a project of this size.

Marcia Colbath stated that the Conservation Commission preferred the piece that North East Credit Union owns as it adds to an existing conservation area.

Bob Stowell explained that Marcia Colbath is referring to a significant conservation easement that was done as part of the equine project.

Kirt Schuman asked why they are getting 408 spaces when 320 are the requirement. Maybe eliminating some would mitigate the wetland impact.

Chad Kageleiry stated the number of spaces is higher because he has seen the problems some buildings have, specifically Royal Commons, that met the minimum parking standard. The first tenant that moved into the building used ¼ of the building but was using half the parking. They had a hard time leasing out the balance of the space. Recently, some of the employment techniques are putting more people per square footage and some of the parking requirement thresholds that the City requires may not be that practical when looking at modern office space. The minimum is not enough parking to attract the type of tenancy that this type of project is designed for. It's an expensive project. The tenants willing to pay the type of rent they are asking will want a lot of benefits and parking is one of them. The minimum parking that is being asked for would not suffice for this type of project.

Ron Cole asked if permeable surface has been thought of.

Bob Stowell said that they have thought of it and it was discussed at the Conservation Commission meeting. It generated some investigation of the site. The majority of the site would not qualify but there is an area that would be suitable for permeable pavement. They are doing a closed drainage system and taking the storm water down to a mechanical filtration system. They are going with an infiltration gallery. They are getting about 75 % of the site and if they have to make the change that DES is looking at, 90% of the site will be coming through, treated and then infiltrating into the ground.

Frank Torr asked if there was a proposal to access the project from Sixth St. or Indian Brook Drive in the future.

Bob Stowell said that the project is focused where the best land is and as you go toward Sixth St. there are pockets of good land but there are a lot of wetlands also. He said they don't have any proposal of accessing from Sixth St. or Indian Brook Drive, but someday he expects that somebody will want to.



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Frank Torr made the motion to accept the application.

Kirt Schuman seconded.

VOTE U/A

The public hearing was opened.

Alan Arkwell, abutter, asked how close the parking area would come to his property line.

Bob Stowell answered that the distance from their parking lot to the property line is 107 feet.

Linday Merullo, 21 Long Hill Road Extension, was concerned with the design of the building. Because it is abutting residential area she would like to see more architectural detail and more parking to the back of the building vs. the front. She would like to see some of the care given to the waterfront carried over to other sections of the City as well. The building looks too much like a box right now.

Irv Nickerson, represented Mr. Wong, who sees the plan as another quality addition to upper Sixth St. Mr. Nickerson said that Mr. Wong has been trying to sell this property for 7 or 8 years. He urged the Board to approve this application.

Devon Parker, Facilities Supervisor for North East Credit Union, felt that this is a good compatible use for their site and the area.

The public hearing was recessed.

Chairman Cole set the site walk for February 3, at 10:00 a.m.

Steve Stancel said if the Board felt inclined to give their feelings about the setback waivers it might be advantageous to both the staff and the applicant. At TRC they had many of the same comments that were brought up tonight. This will be up to the Board, but in terms of the setbacks, this is exactly what was envisioned when they started the TDR. Staff does not have a problem with reducing the setback. The Board needs to feel comfortable.

Dennis Ciotti suggested a parking deck like Liberty Mutual.

Bob Stowell stated that they have looked at that.

Dennis Ciotti asked about the signalized intersection at the park and ride and if any of that money was coming from the City coffers.



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Steve Stancel stated that the City is paying part of that. The fee will be based on projected traffic volume. This project would pay their share toward the intersection and on Indian Brook. The agreement with Liberty and the State is that the City would see those savings and it would come off the City's contribution and not Liberty's.

Dennis Ciotti asked if Chad Kageleiry would maintain ownership of this building.

Chad Kageleiry answered he plans on owning the building and paying his taxes.

Dennis Ciotti asked if the TDR parcels are in Enterprise Park.

Chad Kageleiry said the parcels that are being considered are in Enterprise Park but the North East Credit Union parcel is not. He said that he owns a parcel in Enterprise Park that was developed under the TDR and the acreage is the minimum with its associated sending area.

Marcia Colbath commended Mr. Kageleiry in recognizing his parking issue before hand. She asked how this compares to Measured Progress where they did not have enough parking. How many spaces per sq. ft. does Measured Progress have vs. what Mr. Kageleiry is asking for?

Steve Stancel assured her he would get back to her on that.

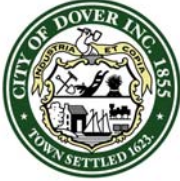
Tony McManus said that his initial reaction was that he has a problem with the wetland impact and the amount of parking. If the Board approves this, when Measured Progress comes back, we won't have anything to stand on. The Board needs to be consistent and set some guidelines on whether it will allow the buffers to be impacted and wetlands to be filled.

Bob Stowell said that these are conversations that they have had with staff and the Conservation Commission. They have not proposed a parking deck but 39 spaces are being provided underground. This is not a whim but a genuine need for what the applicant wants to accomplish with this property. He stated that the Route 108 project that was just approved has well over 100,000 sq. ft. of buffer impact. There are times when it is appropriate. He said that Dean Peschel felt this is what was envisioned when the TDR was instituted. They are being consistent with what has happened before.

Frank Torr asked if the Park 'n Ride project would be starting and if it would help.

Steve Stancel stated that in theory it could help. You would have to cross Indian Brook Drive but you could have a pedestrian button there. He said that it could be a possibility.

Frank Torr thought a bus service, as they use in downtown, would be something to think about.



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Steve Stancel said that as part of the off-site improvements, initially, the signal was not going to go in until the Park 'n Ride but as this project comes in and another hotel and a restaurant adjacent to the credit union is on the drawing board, we are moving forward with including that signal as part of the total off-site improvements up front. They hope to finalize the plans within the next few weeks. They are hoping that all of the off-site improvements, the signal, as well as the upgrade to Indian Brook Drive and the Sixth and Indian Brook Intersection, will be constructed during this construction season. The City is in charge of the contracts.

Kim Hazarvartian, TEPP LLC, explained that they did the traffic analysis for the 80,000 sq. ft. building and they have built off of the traffic study done for Liberty Mutual. They looked at the 2016 design year and they assumed all the road improvements were in place and ran the model. He said that the answers are on Page 5 of the TEPP memorandum dated January 9, 2007. He went over the memo with the Board.

Tony McManus questioned why with 440 parking spaces the peak hour traffic seems a lot less than what it should be.

Steve Stancel responded that it is being assumed that everyone is an employee of the office building but if these are business offices or doctors' offices and other types of offices, you would have clients and other people coming in to park.

Kim Hazarvartian said that there will be 1,860 trips spread out over all the hours of the day.

Ron Cole asked that the corners of the building and of the parking lot be staked.

Dennis Ciotti asked that the wetlands buffer, the 50 foot impact, the 25 foot parking impact and the 10 foot impact be marked.

Chairman Cole set the site walk for Saturday, February 3, at 10:00 AM – parking will be off to the left of Members Way, or down Equine Dr.

Frank Torr made the motion to table.

Ron Stock seconded.

VOTE U/A

8. Old Business

Steve Stancel stated that a letter was received from Attorney Schulte on behalf of Megan and Ray Martineau requesting an extension of 90 days. The approval had previously been extended until January 14, 2007. The Nature Conservancy contacted his clients about acquiring Lot 2 on the subdivision plan and they are waiting for an appraisal on the property.



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Dennis Ciotti made the motion to approve the 90 day extension.

Donald Andolina seconded.

VOTE U/A

Ron Cole received a request from the Mayor to have a member of the Planning Board on the Class VI Road Committee that was created by the City Council. He announced that Donald Andolina would be the Planning Board Representative on that committee.

New Business

Frank Torr stated that there was a Cocheco Waterfront Meeting last Wednesday. He showed the Board a copy of the new concept and added that everybody was very enthused. It included storefronts along the riverfront that would be accessed through a boardwalk and the development follows the curvature of the river. He said that one of the buildings comes out in the form of a flat iron similar to the Krans office building on Portland and Main St. There was discussion on the \$500,000 to be paid by Dickenson Development for the clean up of the area. They show additional parking near the bluffs of 121 parking spaces. An issue to be resolved is the conveyance of the land; it was never clearly specified in writing who would be in charge. The next meeting is February 5, at 5:30 pm and they will meet with the City Council on February 7 for the presentation. He said that they didn't get any negative comments from the audience. It is still in the concept stage so there is still room for negotiations as to what takes place. This will come before the Planning Board before any construction takes place.

Donald Andolina asked about the phases of the project.

Frank Torr said they are talking about 5 phases. In addition, the bluff area is for future development and it doesn't address when that will come into place. He said that he doesn't believe the developer will walk away. The first phase is primarily commercial with one four-story residential building with 32 units. One of the key issues is the footbridge area where they are proposing a restaurant. If that takes off, it could be the key to the whole development taking place.

Donald Andolina asked if the he \$500,000 for the clean up is set in concrete.

Frank Torr answered that everything is still in the negotiation stage. If it runs over the City would pay for it but not out of their funds, it would be out of the sale of the property and the cash would be reduced by that amount.

Discussion ensued regarding the riverfront rendering and the clean up of the property.



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Tony McManus said he is the Planning Board representative on the committee for the parking garage. They have chosen a consultant and the report and recommendation is projected for late June. They will be contacting the community for input. If there is anyone who has any feelings one way or the other they should contact Bruce Woodruff in the Planning Department.

Donald Andolina asked if the chosen firm was given any guidelines at all.

Tony McManus said it was an RFP telling them what the City was interested in. The presentation was very imaginative. They will look at all options including alternatives to a parking garage. They are probably going to make a recommendation as to more than one location. It could be a deck somewhere and a garage somewhere else. They seemed to have no preconceptions whatever. He said the firm is TMG which is headquartered in Michigan and are presently doing a project in Manchester. Their local team is TFMoran. Bob Duval is working with them on a portion of the project.

8. Adjournment

Frank Torr made the motion to adjourn.

Ron Stock seconded.

VOTE U/A