



CITY OF DOVER

DOVER PLANNING BOARD - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, April 10, 2007**
Meeting Time: **7:00 pm**

MEMBERS PRESENT: Donald Andolina, Tony McManus, Perry Plummer, Kirk Schuman, Marcia Colbath, Linda Merullo, Ronald Cole, Frank Torr, Doug Steele, Dean Trefethen

MEMBERS ABSENT: John Swartzendruber, Ron Stock

STAFF PRESENT: Christopher Parker, City Planner and Jacqueline Freeman, Recording Secretary

Chairman Cole brought the meeting to order at 7:00.

1. Citizens' Forum

There were no speakers.

2. Approval of the minutes.

Frank Torr motioned to approve the minutes of the meeting of March 27, 2007.

Perry Plummer seconded.

Don Andolina stated that Mr. Pasquerella's name was misspelled.

Tony McManus stated that there were two typos in the minutes.

VOTE U/A

3. Consideration and acceptance of a site plan of land and Conditional Use Permit for The New Meadows, Inc., Assessor's Map H, Lot 35-D, zoned RM-20 & B-4, located on Knox Marsh Rd.* (60,000 sq. ft. Commercial)(P07-18)

Dennis Moulton, site engineer, with Ames NSC, explained the site plan changes and Conditional Use application for a previously approved pad site at the New Meadows. At the time of the approval it was understood that they would be coming back for changes on those sites. This proposal is for a three story building of 60,000 sq. ft. There will be 40,000 sq. ft. of office, 7,000 sq. ft. restaurant, 3,000 day care, 5000 sq. ft. of retail and 5,000 sq. ft. dry cleaner. The office space will be located on top two stories of the building and the remainder of the uses on the first floor. The footprint of the building has changed very little. They moved the building a little to allow for more parking closest to the PSNH easement. They ended up with 135 parking spaces. They have relocated a fire hydrant and the drainage was modified by adding a catch basin. The existing pond and treatment swale are still functioning properly by the standards of NHDES. They propose utilizing retaining walls for most of the edges of pavement which allows them to increase the size of the development without increasing the effects on the wetlands buffer. They have incorporated the TRC comments into the plan. They have screened the dumpster and provided a lighting analysis and additional landscaping in the front of the building and to several other places to soften the site. The development of the commercial pad site has kicked in the



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necessity for a traffic signal at the intersection of Knox Marsh and Lilac Lane. He said the second part is the Conditional Use application for the parking. Under the ordinance there is the provision to apply for a Condition Use for reduced parking, based on shared uses within buildings. He said they want to provide less parking because there is a restricted amount of space within the site. They are surrounded on all sides by easements and restrictions that they have agreed to in the original site plan. They are bordered on one side by PSNH, who is not willing to agree to parking in the easement. A reduction of pavement means a reduction in stormwater runoff, which is beneficial to the environment. Less parking provides less inducement to drive and encourages pedestrian activity. The parking manual was used to come up with this methodology. They look at the individual uses within the building, the peak uses or percentage of uses during the day for each use. All the parking numbers are researched and published numbers. He said the report does not account for the pedestrian use from the condos in the neighborhood. They feel that the analysis is reasonable and accurately reflects the information provided in the documents. The dry cleaner use will have to apply for a Conditional Use and will have to go to the Conservation Commission because they are in the secondary groundwater protection district, and then come back before this Board.

Dean Trefethen asked about the day care use and if a play area was a requirement.

Dennis Moulton stated that he will look into that.

Dean Trefethen questioned the lack of loading docks for deliveries. He was concerned with the parking for the office use, as some office buildings have been built with insufficient parking. It would be helpful to know what the restaurant is going to be. Some don't open until 4:00 pm but most are open for lunch and dinner. He didn't see that in the calculations.

Dennis Moulton stated that the deliveries would come to the rear of the property but not to a loading dock.

Chris Parker said they had similar concerns. They will work with that applicant.

Linda Merullo explained that some uses did not have enough parking and had to come back before the Board within a year to ask for more. Day care is not always a full day and pick up time could be the same as the restaurant. She felt the number of spaces is not nearly enough for the activity on that site. She thought that the day care children have to go out for an hour or so. Parking would be an issue. She sees a lot happening at noon and again at 4:00 pm.

Christopher Parker said that people work from 9:00 to 5:00. The day care would have to be open from 6:00 am to 9:00 pm.



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Perry Plummer stated that the City's parking requirements are adequate at best. His concern is there may be overflow parking which may hinder getting fire trucks in there. They would have to police it all the time. He asked what the drop off pattern was for the day care.

Dennis Moulton stated that he never really thought of it.

Marcia Colbath questioned whether the 135 spaces are enough and added that there isn't any room for expansion even if they were to come back.

Dean Trefethen said the building won't always have the same mix and the parking will change. What is the concern of PSNH with parking under the lines?

Dennis Moulton said it had to do with an emergency situation and having cars there.

Dean Trefethen said that The Fox Run Mall parking lot is one big PSNH easement.

Dennis Moulton said that they would not be able to raise the grade under the lines because they require a certain clearance under wires. What they would propose is a gravel parking area.

Doug Steele asked where the snow would be stored. It would all have to be hauled off site.

Frank Torr made the motion to accept.

Doug Steele seconded.

VOTE 7 – 1

Opposed – Tony McManus

Public hearing was opened.

There were no comments.

The public hearing was closed.

Christopher Parker stated that the Planning staff recommends tabling so that a site walk could be done in coordination with the Conservation Commission. The parking calculations have been received but the staff has not had time to thoroughly review it.

Marcia Colbath made the motion to table.

Linda Merullo seconded.

VOTE U/A

The site walk was set for **Saturday, April 28, 2007 at 10:00 am.**



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4. Consideration and acceptance of a site plan of land for Community Bank & Trust Company, Assessor's Map K, Lot 19-C, zoned B-3, located on Dover Point Road/Thornwood Lane.*P07-21)

Kevin McEaney, explained that the site is located on the corner of Dover Point Road and Thornwood Drive. He said that the bank purchased 2 lots. One is in the B-3 zone and the other is in the R-12. The facility will be totally in the B-3 zone, with the exception of the drive-through which is partially in the R-12 zone. There are stipulations in the ordinance that allows going 50 feet into the more restrictive zone. This would allow the ATM and the by pass lane in that zone. He showed an architectural rendering of the building, a 1 ½ story building of 4,100 sq. ft. During TRC it was determined that they would be able do a lot line adjustment with the abutting lot which would allow all the pavement of the by-pass lane and drive-through to be incorporated on the one bank lot.

Kevin McEaney stated that they are asking for a couple of waivers. They are proposing a northbound only exit onto Dover Point Road for the drive-through lane. There was some concern at TRC from engineering that it may be a conflict with the intersection of Thornwood Lane but they feel that it is essential for the flow of the facility.

They are requesting a waiver to be allowed to go less than 5 feet from a property line with pavement at the entrance of the northbound exit. They also request a waiver from the hours of operation of the drive-through ATM. Without a loud speaker, they feel it would be appropriate to be operational 24 hours per day.

Paul Connolly, civil engineer, stated that the building is about 100 + feet off of Dover Point Road. They wanted some visibility from the road and they want enough room back from Dover Point Road to allow for parking in front of the building for walk-in customers and for handicap access. The access is directly across the street from the egress and access to the Thornwood Building. Twenty-six parking spaces are provided. Based on the 4,100 sq. ft., about 14 parking spaces are required. There will be an oversized water line running into the building. The building will be fully sprinklered. He went over the stormwater drainage plan.

Steven Pernaw, traffic consultant, stated the right turn exit minimizes conflict points. From a traffic operation standpoint, those are things you do as often as you can. If you did not have the right turn out, that vehicle would have to use the intersection and, technically, it is a 4-way intersection. That vehicle would have to make a right turn onto Thornwood Lane and then another right hand turn onto Dover Point Road, introducing another conflict point. Without the right turn, all the vehicles will have to use the Thornwood approach to Dover Point Road. A left turning vehicle involves more delays than a right turning vehicle. The intersection of Thornwood operates under stop sign control. The less demand on that approach means less and shorter queues. He went over the circulation plan. He said that having the right turn out has two



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advantages. It minimizes traffic impact in the study area and it represents good transportation planning. He recommends that the right turn out be constructed as proposed. It will have to be narrow and will have the have “Do Not Enter” signs so it is totally clear. The site will operate better with it than without it. There will be a “No Left Turn” sign. A criterion about separation is to make sure that the driveway is at least 100 feet from Thornwood Lane and it exceeds that.

Donald Andolina sees a conflict. Those people going through the drive-through are not all going northbound so they will have to turn left across the parking lot. He felt that there would be a problem there.

Paul Connolly agreed but there is no way to stop that from happening. He went over the traffic movements in the site. There will be a host of signs to direct traffic to the ATM and the drive-through. He explained the placement of those signs.

Linda Merullo complimented them on their landscaping plan.

Dean Trefethen asked if the house would be sold off or would the bank retain ownership.

Kevin McEaney stated that there were two scenarios, to remove the house or retain ownership and rent it out.

Dean Trefethen felt more screening of the house would be needed so headlight won't be flashing into the windows.

Tony McManus asked if the building could be moved in an easterly direction so it would be set back further from the road.

Paul Connolly explained there was a sewer easement on site and they want to keep a presence on Dover Point Road.

Dean Trefethen stated that they might want sidewalks on both sides of Dover Point Road.

Christopher Parker stated that the 50' foot rule only applies 100 feet off a public right-of-way. So it can't be any closer to Dover Point Road than it is.

Paul Connolly went over the average week day peak hour trip generations. He said that the snow would be brought to the rear of the site. There are no wetlands on the site.

Frank Torr made the motion to accept the application.

Marcia Colbath seconded.

VOTE U/A



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The public hearing was opened.

Marilyn Follansbee explained that she understands that this is a B-3 zone. She would like to save the stand of evergreens that she believes the bank will be on. She said the biggest mistake she ever made in her life was to be a good neighbor and that's what started the B-3 zone. She doesn't want the existing house to be a business. She wants that lot to be kept residential like the people on Dover Point Road want.

The public hearing was recessed.

The site walk was scheduled for **Wednesday, April 18th, at 5:30 PM**. Parking will be on Thornwood Lane.

Frank Torr made the motion to table.

Marcia Colbath seconded.

VOTE U/A

5. Consideration and acceptance of a Conditional Use Application for Appledore Engineering, Inc. (Owner: Roman Catholic Bishop of Manchester, C/O St. Thomas Aquinas High School) Assessor's Map L, Lot 15 & 15A, zoned R-20, located at 197 Dover Point Rd.*(P07-19)

6. Old Business

a. Discussion and possible vote on a site plan for St. Thomas High School, located on Dover Point Road.

Chairman Cole stated that they would hear **Item #5 and #6. Old Business a. St. Thomas High School, located on Dover Point Road.**

Ron Cole stepped down as he is an abutter to the project.

Perry Plummer stepped down because of a possible conflict.

Vice Chair Tony McManus took over the chair.

Kirt Schuman took Tony McManus' seat.

Tony McManus explained that both items would be heard together and voted on separately.

Frank Torr made the motion to remove this from the table.

Dean Trefethen seconded.



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VOTE U/A

Paul Connolly, Civilworks, introduced Ron Holt, Assistant Principal and Steven Pernaw, Civil Engineer and Greg Mikolaities, of Appledore Engineering and Skip DeVito, project architect and planner and has been associated with St. Thomas Aquinas for over 15 years. He said that under item 5, they are asking for a Conditional Use Permit for work in a conservation zone on slopes that are at or above 20%. He said that there are areas that will have to be shaved and graded to allow for access for a parking area on the northerly side of the site. The amount of impacted area is about 1.4 acres. That entire slope is manmade and is mowed. They went before the Conservation Commission and received an 8 – 1 vote of approval of the Conditional Use Permit.

Paul Connolly explained that two weeks ago they were before the Board for the site plan of St. Thomas High School. Subsequent to that public hearing, they met with the staff and some abutters and reviewed the layout of the proposed site improvements and heard concerns of the abutters. They have not re-submitted revised plans. He highlighted some of the revisions that were made to the site plan. They will be saving as many existing trees along the Royer Lane right-of-way as they can and they will be infilling with shrub type plantings to provide screening between the parking lot and the residents on Royer Lane. They have revised the plans to provide for sloped granite curbs around the island in front of Notre Dame Hall, as well as added planting in the island to provide screening. They have moved a radio control gate over to the throat of the access next to Notre Dame, along Royer Drive. It is positioned so that traffic can at any point of the day flow in and out of the parking lot but it would be closed during the morning arrival time and the afternoon dismissal time. This will be noted on the site plan. Other times of the day and when school is not in session, the gate will be open to allow for maintenance personnel to go between the upper portion and lower portion of the site. The fields have to be mowed about every three days.

Steven Pernaw, explained the widening of Dover Point Road for an exclusive left turn lane for school traffic. He said there is also an exclusive right turn lane into the school. He said that there are slightly more vehicles exiting north. They suggested that the main site driveway be delineated with separate right and left turn lanes. This will be a significant improvement.

Linda Merullo stated that she can find very little fault with the plan, with the new entrances, signage, etc. The residents on Royer Lane will get more screening and gates to help them with the traffic flow. It's a huge improvement. She said that she recommends approval.

Tony McManus asked what the queuing distance was on the north bound left turn lane.

Steven Pernaw said that it is 5 vehicles if they are all passenger cars.



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Dean Trefethen asked why the maintenance folks couldn't have a radio control to open and close the gate instead of keeping it open. Why does it have to be open at all? Dean was concerned that the gate would be open after hours and if there were evening games the gate would be used.

Paul Connolly said he didn't know and would find out for him.

Kirt Schuman felt it would be a hazard if people go to the gate and find that it is closed and have to turn around. He felt that it should be closed except for the maintenance people.

The public hearing was opened.

Robert Gosse, 10 Royer Lane, represented the abutters and requested that this not be approved tonight as he wanted to review the new plan. He said even with some of the revision, especially the gate, they have not even been given any real hard reasons why that gate should be necessary. Royer Lane is not an access for St. Thomas.

Chris Boldt, 4 Evans Drive, stated it is his understanding that there will be vegetative screening added for the parking lot to the north and the lights won't be on 24 hrs. per day except for one light for safety purposes. The flow of water off the site would not change and with those provisions, he can support the plan both for the Conditional Use Permit and for the site plan. He trusts that those items will be in the revised drawings.

Dean Trefethen was concerned that too much water would be diverted away and asked what the consequence to the vegetation would be. He was concerned about a tree farm in the area.

Paul Connolly pointed out the location of the tree farm. The change in drainage is minimal and there is no additional drainage sent off site.

Chris Boldt stated that he didn't think it will be a negative and wouldn't be a problem.

The public hearing was recessed.

Christopher Parker recommends tabling until April 24th when final plans are submitted.

Frank Torr made the motion to table.

Doug Steele seconded.

VOTE U/A

b. Discussion and possible vote on an Open Space Subdivision plan and Conditional Use Permit for Six High Street LLC, located on Back Road.(P06-54)(10 lots)



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Donald Andolina made the motion to take this off the table.

Linda Merullo seconded.

VOTE U/A

Kevin McEaney stated that the plan was revised. They moved Lot 8 thirty feet further back and reconfigured the shape of the lot so there would be no change in the open space. They have had a meeting with Mr. Pasquerella and Mr. Hollinger. The new house will be 235 feet away from Mr. Pasquerella's house and the lot line will be 208 feet away from his house. They have come to an agreement with Mr. Pasquerella regarding the screening.

Atty. Battles met with Mr. Pasquerella and Mr. Hollinger on Monday, after the changes were made on the design. He said that they will be providing Mr. Pasquerella with a landscaping easement between his lot and Lot 8. It is not part of the homeowners association and not a matter for this Board, but it is a legal agreement between the owners of Lot 8, which will be an encumbrance on Lot 8 and on Mr. Pasquerella property. They are agreeing that they will have plantings of screening types of vegetation in the site line between those two homes. They will have mutual rights to enter onto those areas for the purpose of maintaining the screening. There are also covenants between all the landowners within the association, separate from the homeowner's association document, which limit the types of outdoor activities on lots, such as location of sheds, clotheslines, etc. As far as Mr. Pasquerella's agreement with them there will be none of that allowed within the site easement that they are proposing to him between his property and Lot 8. They have agreed to put in vegetation of his choice defined as evergreens. As far as Mr. Hollinger, they discussed all his concerns and he was satisfied in the end. He asked the Board if they could get a vote on this tonight.

Dean Trefethen said that he applauds what was accomplished in reconfiguring Lot 8 and coming to the agreement of the screening. He was concerned that Mr. Pasquerella would have to pass through the Open Space.

Mr. Battles explained that the agreement will be between the owner of Lot 8 and Mr. Pasquerella to put the owners of Lot 8 on notice that there are things that they will not be able to do in the easement such as placing a shed or parking of a recreational vehicle, etc.

Marcia Colbath was concerned that if Mr. Pasquerella has to go across the land that is owned by the homeowners association he would need to have an agreement with them because otherwise, he would be trespassing.

Dean Trefethen said that according to Atty. Battles this agreement does not concern the land between lot 8 and Mr. Pasquerella but what occurs within the confines of Lot 8.



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Atty. Battles explained that the easement will not affect the open space in any manner, it is just Lot 8. He hasn't drafted the easement yet but it will be a public document at the registry.

Perry Plummer complimented both parties in working this out in the spirit of cooperation for the solution of a problem. It is a job well done.

Frank Torr also complimented both parties for what they've done. He would like Mr. Pasquerella to approach the Cullen Bay Association to put in a dumpster for their garbage. He said that their recycling bins are left out on the road and a dumpster would be a good thing.

Christopher Parker stated that the Planning Department recommends approval of the subdivision plan and Conditional Use Permit with the following conditions:

1. Add the owners' signatures to the plat.
2. Add the Surveyor and engineer's stamps and signatures to applicable sheets.
3. Approval includes the granting of waivers for a road width of 20 feet and a road slope of 10%. The waivers significantly reduce the amount of road fill and wetlands impact.
4. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision Permit and Septic System Design Permit and add the permit numbers to the plat, prior to signing the plat.
5. The applicant shall provide the Planning Department with proof that the Environmental Protection Agency Notice of Intent Permit has been filed, prior to signing the plat.
6. The applicant shall revise the Homeowner's Association Documents, addressing road and utility maintenance, open space preservation and maintenance, 50-foot buffer remaining in its natural state, and shoreland management. These documents shall be reviewed by the Planning Department, with consultation by the City Attorney on the proper form of the documents, prior to the signing of the plat.
7. The applicant's forestry management plan shall be reviewed and approved by the Planning Department and the Conservation Commission, to the issuance of a building permit. Said plan shall govern the removal of vegetation within the Shoreland Protection Zone.
8. In lieu of providing on-site recreation, the applicant shall contribute \$1,600 to the City for use in improving existing recreational facilities. Such contribution shall be paid prior to the issuance of the first building permit.
9. The applicant shall revise the drainage study to the satisfaction of the City Engineer, prior to the signing of the plat.
10. The applicant shall revise the plat, to show the easement over lot 8 in favor of Mr. Pasquerella. Additionally, the applicant shall submit an easement document to be reviewed by the Planning Department, with consultation by the City Attorney on the proper form of the documents, prior to the signing of the plat.

Frank Torr made the motion to approve with the 10 conditions listed above.



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Donald Andolina seconded.

Kirt Schuman stated that this is the first gated community in Dover and asked if that is something the Board wants to encourage in the future and if it embodies what the community is about.

VOTE U/A

c. Discussion and possible vote on a minor subdivision of land for Bowden Dover LLC, (Owner: Northeast Credit Union) located on Members Way (P07-08)(2 lots)

d. Discussion and possible vote on a site plan of land and Conditional Use Permit for Bowden Dover, LLC, located on Members Way (P07-09) (Hotel & Restaurant)

Frank Torr made the motion to take this item off the table.

Doug Steele seconded.

VOTE U/A

Mark Woglom, Opeechee Construction, represented the applicants. For the 1st part of the application is a 2 lot subdivision having no changes from the previous proposal. There were comments with regard to the dumpster fencing so they have put in a stipulation that the fence needs to be at least 2 feet higher than the dumpster. There were comments from Engineering and Planning staff that there be additional plantings on the Credit Union side and the street right-of-way. He said that there are some big mature trees that could be saved so they surveyed those in and tried to maintain some of those trees that exist in the right-of-way. They have done that in conjunction with some other plantings. They have relocated some hydrants and those are really the only changes from the previous plan. He explained where they have left some standing trees and said there is no disturbance with regard to topo. There are cuts where they have had to put utilities into the sidewalk entrances. They have surveyed in the bigger trees to be sure that they keep them.

Linda Merullo made the statement that a lot of people in the north end have questions about the water usage of the hotels and restaurants. She has researched this and has spoken to a lot of professionals. The reason why the north end has water pressure problems is the elevation and has nothing to do with the hotels or restaurants being built. Dover has more than enough water capacity to handle the entire City. The water pipes will come off the Sixth Street main.

Linda Merullo stated that she is in favor of the project.

Tony McManus asked if the restaurant would have an outside area for dining and drinking. He felt that it would be better on the back side of the building rather than on Indian Brook Drive.



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Mark Woglom said that there is patio seating on the plan and they felt that if it faced south they would get the sun.

Doug Steele commented that the City has recently asked a consultant to look at the effect of water with booster stations in the north end. He asked if this project progresses, should they find through their consultant that there are devices available that will soften the effects of water hammers due to booster stations, would they work with them on that.

Mark Woglom stated that he would.

Perry Plummer stated that the abutters on Alden Drive were concerned with lighting. He asked Mr. Woglom if he had met with them.

Mark Woglom stated he showed one gentleman the plan and explained that there is really only one light fixture and that the hotel is largely screening the view towards the lighting that would be there. He felt that the gentleman was comfortable with that.

The abutter was in the audience and stated that it was fine.

The public hearing was opened for both **item c. and d.**
There were no comments.
The public hearing was closed.

He asked for staff comments on item **6. c. Minor subdivision (P07-08)**

Dean Trefethen made the motion to approve with the following conditions:

1. Add the owner's signature on the plan.
2. The applicant shall provide the Planning Department with a digital version of the survey.

Donald Andolina seconded.

VOTE U/A

The public hearing was opened for item **6. d. Site plan and Conditional Use Permit (P07-09)**

There were no comments.

The public hearing was closed.

Christopher Parker stated that the Planning Board accepted the application on March 13, 2007 and conducted a site walk of the property on March 26, 2007. The Planning Department recommends approval of the site plan and Conditional Use Permit with the following conditions:



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1. Add the owner's signature to the plan.
2. The approval includes the Transfer of Development Rights waivers for setbacks for front yard, side yard, paving and wetlands buffer.
3. The applicant shall provide the Planning Department with the NH Department of Environmental Services Site Specific Permit and add the permit number to the plat, prior to signing the plat.
4. The applicant shall provide the Planning Department with proof that the Environmental Protection Agency Notice of Intent Permit has been filed, prior to signing the plat..
5. The applicant's Operation and Maintenance Plan for the stormwater management system shall be reviewed and approval by the Environmental Projects Manager, prior to the signing of the plan.
6. The applicant shall provide the Planning Department with the proposed parking, access, utility, and construction easements shown on Sheet C2, prior to signing the plan.
7. The applicant shall provide an executed conservation easement for the TDR parcel. Said easement shall be reviewed and approved by the Planning Department, with consultation by the City Attorney on the proper form of the document, prior to signing the plan.
8. The applicant agrees to contribute a fair share contribution for the off-site improvements to the following intersections: a) Indian Brook Drive/Sixth Street - \$8,462; b) Indian Brook Drive/Members Way - \$25,371; and c) Indian Brook Drive/Spaulding Turnpike - \$23,170. The Indian Brook Drive/Members Way contribution will be adjusted by the cost of construction of the sidewalk from Member's Way to the site, which the applicant has agreed to construct. These contributions shall be paid to the City prior to the issuance of a building permit.
9. The applicant shall revise the plan to indicate that if the existing vegetation along Indian Brook Drive slated for preservation is disturbed during construction that it will be replaced.

Tony McManus made the motion to approve the above referenced plan with the conditions recommended by the Planning Department.

Linda Merullo seconded.

VOTE U/A

7. New Business

Ron Cole asked if everyone got his e-mail on the permeable concrete and said that he would look further into that.

A letter from the City Manager was enclosed in the packet to keep everyone apprised as to what is going on with the eventual replacement of Mr. Stancel.

Ron Cole stated that a letter was received from the Pease Development Authority with respect to Seacoast Commuter Options Funding, asking to meet with the Board. He suggested taking a



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half hour before one of the next Planning Board meetings to meet with Maria Stowell and Cheryl Phoenix. The Planning Board may want to make a recommendation to the City Council with respect to participating in this.

Tony McManus said that they made a presentation to the Board at Pease Development Authority close to a year ago and the potential for what they are doing could be very meaningful to the City, particularly where Liberty Mutual and Measured Progress are bringing in a lot of traffic. He said that he urged the Board to meet with them to hear what they have to say and try to work this into their planning.

8. Committee Report

Dean Trefethen stated that they reviewed the waterfront term sheet and the status of the appraisal. They made a decision to keep the results of the 1st appraisal under wraps until the second one comes in.

Ron Cole asked if there was any discussion with regard to a time table where the Army Corps of Engineers will start dredging.

Dean Trefethen said they spoke about that. He said that it is a difficult situation from the standpoint of the unknown and the continued dredge cell open. The longer that we do that it is problematic. The waterfront development is not dependent on the dredging. Dickenson would build with or without the dredging. The channel is federally maintained and the Army Corps of Engineer is supposed to keep it open. It's federal money and they own that channel and they are supposed to maintain it. The fact that they have not for 75 years is a topic for another day. He said they have to be cautious in their optimism.

Dean Trefethen explained that the Class VI Roadway Ad Hoc Subcommittee will have its first meeting next Tuesday, April 17, 2007 and will continue the efforts of the last committee.

9. Adjournment

Frank Torr made the motion to adjourn.

Linda Merullo seconded.

VOTE U/A