



CITY OF DOVER

DOVER PLANNING BOARD - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, May 8, 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: Kirt, Schuman, Perry Plummer

STAFF PRESENT: Bruce Woodruff, 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.

Donald Andolina motioned to approve the minutes of the meeting of April 24, 2007.

John Swartzendruber seconded.

VOTE U/A

3. Consideration and acceptance of a minor lot line adjustment of land for McEneaney Survey Associates, Inc., (Owner: Community Bank & Trust) Assessor's Map K, Lot 19A, 19C, zoning R-12, B-3, ETP, located on Dover Point Road.*(P07-26)

Paul Connolly stated he was standing in for Kevin McEneaney. He introduced Peter Alden from Community Bank and Paul Gelinias. He said that the site plan is under old business and asked if he could combine the two plans. He explained the lot line adjustment will transfer 5,000 feet of land to allow for the setbacks of the canopy and the paving. Regarding the site review application they went before TRC on April 5th and Planning Board on the 10th and then to a site visit. There are two waiver requests. One is for the 24 hour operation of the ATM. The second is to allow for the northerly exit-only, right hand turn, north bound only exist driveway out of the site. The distance between the proposed exit and Thornwood Lane is about 150 feet. The regulations regarding driveways along a city street, and specific to the 35 mph required distance, would be 230 feet. This is a type of driveway that isn't addressed specifically by the regulations. The regulations only address driveways with ingress and egress with uncontrolled turning movements onto a city street. As such you are set up with potential with four potential turning conflicts. The proposed driveway has only one turning conflict. They feel it is a safe and reasonable request. The City engineer doesn't agree with their position. The other item that was brought up was the calculation by the City and the assertion of a fair share cost participatory contribution that the bank would make toward the improvements slated for Thornwood Lane and Dover Point Rd. intersection, as well as upgrades to the existing Stark/Central intersection of



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about \$34,000. They are not sure where they stand on that. If the Board would see fit to accept the lot line adjustment and to vote on the two waiver requests they would have a better idea of the direction that they need to go with. If they receive a positive vote on the waiver requests they would be willing to accept the suggested the amount of the contribution. They understand that it would be a contribution before the issuance of a building permit or the CO but would be held by the City and used if the improvements took place by or before the 6 year time frame elapses. If the 6 years or more time elapses and no improvements have taken place, the Community Bank would receive the amount that they contributed in full. He asked if that was a reasonable request.

Ron Cole said that was reasonable but he didn't know if the waiver requests could be voted on.

Bruce woodruff said that the waiver request is part of the site plan application.

Paul Connolly disclosed that the City engineer has written a memo and they acknowledged that their calculations indicated that there is some increase in the offsite drainage flow. They were intending to mitigate it by some offsite improvement to existing stormwater drainage on the properties of others which they don't have control of. The flow amount is very small. They will work it out with the Engineering Dept. and recalibrate their drainage concept. Instead of sending the drainage off site they would keep it onsite and put it into a detention basin at the rear of their property. At that point they can't make the offsite improvements. They will have to do one thing or the other and they are willing to do that. As a condition of approval #6 says adequate 7 foot screening of the parking lots from residential use be provided. They have provided a full row of 7 foot tall lilacs. The Planning Department was not sure if that would be adequate to fulfill the requirements of the regulations.

Ron Cole asked why the ATM would have to be open 24 hours a day.

Mr. Peter Alden stated that in the age of electronics the 24 hour ATM is very necessary to service customers. Studies show the use drops after 8:00 pm and starts again at 6:00 am.

Dean Trefethen asked why the proposed drive-thru ATM is not on the inside lane and have the two lanes for the drive thru on the outside. This would make it further away from the abutting property and it would be better for security. He asked if the canopy could be set back 5 or 10 feet for more clearance.

Mr. Peter Alden stated that it would create a traffic stacking problem.

Paul Connolly stated that he will look into the possibility of pushing the canopy to the northeast.



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Ron Stock asked about the possibility of not having enough clearance for a box truck going around the building and not going through the ATM.

Donald Andolina said that the city engineer is not recommending the waiver for the second driveway.

Paul Connolly explained that under the engineer's memo, 1.b states that the traffic will be making a left turn out of the right turn only driveway. It is the same as saying that someone is going to run the red light at Lower Square. The engineer is alluding that another site plan layout is possible. The one that they have created is the one put together between the bank, McEneaney and Civilworks. There regulations, ASHTO and the City's regulations, that don't make any differentiation between two-way unrestricted movements and one-way restricted movements. He said that the average daily traffic is 17,000 trips per day. Under those conditions it puts it into an urban consideration which is 100 feet. Paul said given his knowledge of Dover Point Road, he doesn't call this rural. He said that the actual site distance is well over 100 feet in both directions.

Linda Merullo was concerned with the 75 feet to the other driveway going north to the abutting property. The intent is to keep it as a house but if it goes to something else and it's a high volume type of business, you only have 75 feet to the other driveway. Is it necessary to have the northbound exit as the city engineer is not recommending it?

Paul Connolly explained that the property to the north is owned by the bank and given the guardians of Dover Point Road; he believes that it will always be a residential driveway under current circumstances. The viability of the project without the north bound exit is in question.

Dean Trefethen asked Bruce Woodruff what could occur on this residential property if the land is rezoned. What could occur with the property that would cause a problem with this driveway?

Bruce Woodruff said only if the applicant received a variance. He doesn't want to say that the residential use isn't a problem when you only have only 75 feet between driveways.

Donald Andolina said that the engineer doesn't recommend this driveway. He asked Bruce Woodruff if he stands by this.

Bruce woodruff said that the Planning Department concurs with the assessment and read the Site Review Regulations, Chapter 149 H. 14.2. As a Board you have to certify or provide a finding that the access you are approving with the waiver is safe and adequate.



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Doug Steele stated that he felt it was a reasonable request at the site walk, but after hashing it out with the engineers and planning staff, he will be supportive of his staff and not in favor of the exit.

Frank Torr said that throughout the country taking a right on red is universal and it give you mobility. He did not feel that it would be a safety problem. It would reduce one turn and he felt it is common sense.

Tony McManus was not in favor of the turn. He would be if he thought that there would be a light on Thornwood Lane within a reasonable period of time. It's not good planning because of its proximity to the property to the north and it will be opposite to the congregate care facility. The lot is designed too close to the road. He asked about putting the building back and was told that they could not. He felt they are not doing that because they are saving the back of the lot for further development. The issues raise by the engineers are valid. He would not support the waiver.

Marcia Colbath felt that the way this project is designed, it needs the right hand turn. Her concern is the possibility of adding another use to this site. It is an overuse of this land.

Paul Connolly said there were no specific plans whatsoever for expansion or future use. It is possible and they would like to preserve those rights. The bank may want to add onto the back of their building for example for a mortgage department. They wouldn't want to preclude that possibility or give up that right. They would have to come back before the Board for an expansion of 2,500 sq. ft. or larger, or 10 or more paved parking spaces.

Ron Stock asked if would be allowed to exit out the curb cut of the existing home.

Bruce Woodruff said that it could be a good idea. It gets you about 225 feet.

Paul Connolly said that they would not be able to do it because you would be introducing commercial into a residential zone.

Bruce Woodruff said that it would take a Variance.

Dean Trefethen felt a condition saying that any expansion would have to come back to the Board even if it was less than the 2,500 sq. ft. could be added.

Marcia Colbath felt to eliminate that right turn lane you would have to completely reconfigure that parking lot because it would be extremely dangerous. She wants this reconfigured.



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Ron Cole said that from hi workplace he can see where the right turn lane is and he doesn't have an issue with this.

Tony made the motion to accept the **lot line adjustment**.

Dean Trefethen seconded.

VOTE U/A

The public hearing was opened.

Tom Fargo, 14 Cobble Hill Dr. stated he would speak at the public hearing for the site plan.

The public hearing was closed.

Frank Torr made the motion to approve with the following conditions:

1. Add the owners' signatures to the plat.
2. The applicant shall provide the Planning Department with a digital version of the survey.

Doug Steele seconded.

VOTE U/A

Chairman Cole moved to bring Item #6. a up on the Agenda.

6. Old Business

a. Discussion and possible vote on a site plan for Community Bank & Trust Company, located on Dover Point Road/Thornwood Lane.(P07-21)

Bruce Woodruff stated staff received the drainage study yesterday. A memo was received from engineering and they found that there was an increase in flow to the offsite and they would like to take a closer look at the post development increase. The regulations demand that the pre development and the post development flow be about the same. The offsite traffic mitigation number was completed today and that is an open issue. He wants it to be clear that the dollar figure shown could be smaller if bypass trips were factored in and that was not done. Time is needed to coordinate with the applicants engineer to make this offsite mitigation dollar amount fairer to the applicant. With regard to the waiver they concur with the city engineer for safety reasons. The second waiver request for the 24 hour ATM, the staff recommends approval. There a missing condition which would be number 7. Revise the driveway on Thornwood to align with the Thornwood Farm drive opposite. This has been discussed with the City engineer and they have agreed to do so.

Dean Trefethen motioned to take this item off the table.

Tony McManus seconded.

VOTE U/A



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Dean asked for a definition of by-pass trip.

BW explained it is a trip that is already on the adjacent roadway network and it's traveling along and the person suddenly decides to go into the bank. It is not a true a new trip generated by the bank. That number can be as high as 30%.

Tony McManus said that his intent is to make a motion to table after the public hearing. This would allow Engineering to deal with the drainage and to allow them to deal with the cost reimbursement problem and to give the developer time to deal with traffic flows.

Paul Connolly asked that the Board act on the waiver requests to give them a defined position.

Chairman Cole felt the Board should take an informal vote to give the applicant some direction.

Tony McManus said not to kill the project, but to give them an opportunity to take a second look.

Paul Connolly stated that they always put their best foot forward. What you have before you is what the bank would like the site to look like. He felt that it was a reasonable request, so they will reconfigure and decide whether they will go forward with the project.

The public hearing was opened.

Tom Fargo, 14 Cobble Hill Drive stated he had two observations on the right turn drive. The first is the possibility of people using the right turn out only as a left turn out but it could also be a left turn in for people coming south on Dover Point Rd. He has seen this done at the Rite Aide and he can't tell the number of times he has seen people going left off southbound Central Avenue into Rite Aid across traffic. He was concerned about the possibility of someone on the sidewalk. Felt it is very dangerous and happens at a high level of frequency. He asked what would be provided for sidewalks along Dover Point Rd. as there wi9ll be a congregate facility across the street. The crosswalk was also a concern.

Bob Paolini, owner of the property across the street said that he supports the project. The drainage is his one concern. He said that the right hand turning lane because there is no catch basin and there is a substantial rainfall the water comes down extremely fast and there is no way that those existing catch basins can catch the water. He hopes that they could design it so they could catch some of the water on the westerly side of Dover Point Road to alleviate that problem.

The public hearing was recessed.

Tony McManus made the motion to deny the waiver request from the requirement of Section 149-14H (the right turn lane).



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Donald Andolina seconded.

VOTE 5-4 **Opposed** - Marcia Colbath , Frank Torr , Dean Trefethen, Ron Cole

Frank Torr made he motion to approve the 24 hour ATM request.

Doug Steele seconded.

VOTE U/A

Tony McManus made the motion to table.

Donald seconded.

VOTE U/A

Ron Cole asked that Paul Connolly address Mr. Paolini's comments with regard to drainage.

4. Consideration and acceptance of a site review of land for Wentworth-Douglass Hospital, Assessor's Map 37, Lot 1, zoned O, located at 789 Central Avenue.*(P06-53)

Daniel Dunn, Senior Vice President of Operations for the hospital explained the application for an approximately 205,932 sq. ft. expansion of the Cancer Center. He went over the site plan thoroughly. There is no other alternative for the location of the accelerator. They are using the existing accelerator wall which will be a cost savings.

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.

Bruce Woodruff said the Planning Department recommended approval with the following conditions of approval.

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

1. Add the owners' signature to the plan.
2. The applicant shall revise sheet #1 of the Overall Site Plan to show the centerline of the northern driveway and left and right turn bays and stop bars at the driveway's intersection with Central Avenue.
3. The applicant shall revise the plan to relocate the crosswalk at the northeast corner of the building addition to shorten the length of the crosswalk and make it more direct.

Donald Andolina seconded.



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VOTE U/A

5. Public hearing to hear requests for Extraction Permits.

a. Public hearing and consideration of a request for an extraction permit by Severino Trucking Co., Inc., Assessor's Map H, Lot 58, zoned I-4, located on Mast Road.*

Ron Severino, Severino Trucking, said there are a few conditions that they concur with and asked if there were any questions.

The public hearing was closed.

Bruce Woodruff said that Planning staff met with the pit operator's engineer to discuss requirements in March and performed a site inspection with Planning staff, the Environmental Programs Manager and Conservation Commission Chair on May 1, 2007. The excavation and reclamation plans are complete. It is staff's recommendation, and the applicant agrees, that even though some reclamation activities have occurred, the existing bonds remain in place for the foreseeable future. The Planning Department recommends the extraction permit be approved with the following conditions:

1. Hours of operation shall be restricted to 7:00 AM to 5:00 PM weekdays and 7:00 AM to 2:00 PM on Saturdays, with gates to the site opening no earlier than 6:30 AM.
2. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance permission from the City's Environmental Projects Manager (Mr. Dean Peschel). A copy of said permission shall be in writing and shall be filed with both the Conservation Commission and the annual excavation permit recorded in the Planning Office.
3. Continue the work to bring the floor of the pit up to the final reclamation plan elevation of 100 ft using native, permeable materials in the locations where it is lower (as shown on the submitted plans). It is noted that this was underway at the time of the May 2, 2007 inspection. This task shall be completed by the close of business on May 22, 2007 so staff may report the status back to the Board.
4. Repair or replace the safety fences or barriers that have fallen by the close of business on May 22, 2007 so staff may report the status back to the Board.
5. Add the existing monitoring well located in area 2b to the plans and submit a revised set by the close of business on May 22, 2007 so staff may report the status back to the Board. Monitor this well annually.

Tony McManus asked if there should be reclamation on an ongoing basis or do they have until the pit is worn out before they have to deal with reclamation. Is there any ability of the City to have them reclaim the slopes?



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Bruce Woodruff stated that it means that they should be reclamation but it means that in 155 e. it gives the applicant the opportunity to reclaim areas that they are done with in advance and then seek to have the bond reduced. Many don't choose to do that. The way some of these operations are laid out it is hard for them to reclaim because their trucks would be going over back and forth and ruin the reclamation. It is up to them and that's why we hold the bond. With regard to the slopes it would be if there is instability of the slopes and the trees come down. He said that is not the case for this application.

Dean Trefethen asked about the 100 ft. level. Are we dealing with a 90 something foot level.

Bruce Woodruff said this is different because this pit that 100 is the lowest they will go. There is only one area that dips down to 98 or so and when they were doing their inspection they were filling that to the 100 level. That 100 is based on this applicant saying that is the lowest that they are going.

Dean Trefethen said that they are looking for 4 feet above water table. If water level is 94 feet water level and he assumes that a recent measurement. They would be 2 feet over the minimum.

Tom Fargo, Conservation Commission chair, profession hydro geologist. The water table elevations are in the Groundwater Protection Ordinance. All the gravel pit operations are in close proximity of the Secondary Groundwater Protection Zones because there are water supply wells adjacent to all these operations. The groundwater elevations collected throughout the year show that the highest elevation is 96+. Condition #5 on the memo from the Planning Department talks about an existing monitoring well which he installed before Severino had the job. He said it is the second that he installed. He feels that this should be put on a revised set of plans and it should be monitored on a regular basis. It's in an area that is removed from operations where pooling of water might take place and falls between the actual area of operation and the Ireland Well. As time goes on we'll get a much better picture of what the hydrological conditions are. He suggested that be added so we can be provided with a better understanding if it is 96, 97 or 98.

Ron Severino said they are keeping the bond in place but they do restore every year. They are talking about 25 acres and if they progress 2 or 3 acres in a year they actually are creating 2 or 3 acres to restore. They try to restore 2 or 3 areas behind them. They are always restoring in the pit. As far as the monitoring well locations they will show them on the plan.

The public hearing was closed.

Donald Andolina made the motion to approve with the 5 conditions.
Tony McManus seconded.



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VOTE U/A

b. Public hearing and consideration of a request for an extraction permit by Mast Road Sand and Gravel, Assessor's Map H, Lot 53 & 54 zoned R-40/I-4, located on Mast Road.*

Paul Martel stated he will answer any questions.

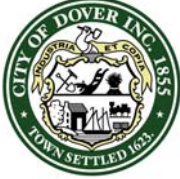
The public hearing was opened.

Tom Fargo, Conservation Commission chair, profession hydro geologist. He reviewed the site with the staff. Wither regard to conditions #5 he is not sure if the assessment of Bruce Woodruff is accurate. He said there were questions during evaluation whether that was true or not. They spoke with Mr. Martel about the disposal of stumps. They recognize that it is common practice to use stumps on side slopes. His concern is that disposal of stumps can have a negative effect on water quality. Groundwater levels out there were rather high. The could see that stumps were disposed where seasonal high water table was up into the stump debris. He isn't an expert of landfill regulations but he knows it poses a potential problem of degrading the water quality. The water quality is degraded by the stumps sitting in the water. Organic acids are formed and there can be mobilization of iron and in this area you can mobilize the existing arsenic that is in the soils down there. He is concerned with where these materials are being disposed in the bottom of the pit. This creates a problem where the next person who owns this and they start digging and there is a landfill. He said that even if it said that these practices ceased 5 months ago he has concerns about that. He said that the State law regulations regarding sand and gravel operations says that the operation cannot degrade water quality. He is concerned that this may be taking place. It's a practice that he doesn't believe should be continued.

The public hearing was closed.

Bruce Woodruff said that Planning staff met with the pit operator's engineer to discuss requirements in March and performed a site inspection with Planning staff, the Environmental Programs Manager and Conservation Commission Chair in May. The excavation and reclamation plans and application are complete. There has been no area reclaimed per standards from the previous year, therefore it is recommended that the existing bond remain in place until next year's permit application. The Planning Department recommends the extraction permit be approved with the following conditions:

1. The reclamation and operational plan documents last submitted in 2002 shall be considered as part of the permit and the hours of operation hours are as follows: 7:00 AM – 5:00 PM on weekdays with the gates opening at 6:30 AM, and 7:00 AM - 2:00 PM on Saturday.



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2. Limit excavation at the property lines of disapproving abutters to no closer than 50 ft. The letter from a disapproving abutter is on file.
3. Continue the condition from the lot line adjustment plat that states no excavation shall take place beyond Cold Springs Road (So-called).
4. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance permission from the City's Environmental Projects Manager (Mr. Dean Peschel). A copy of said permission shall be in writing and shall be filed with both the Conservation Commission and the annual excavation permit recorded in the Planning Office.
5. Even though the practice of disposing of stumps, impervious and construction demolition materials in the pit bottom had ceased 12 months ago as per condition of the 2006 permit, and a vague location has been shown on the plans, the applicant shall more accurately mark said locations and include material types buried on the plans. Revised plans shall be submitted to the Planning Department prior to the close of business on May 22, 2007 so staff may report the status back to the Board. The condition of limiting stump and clean solid waste fill to the side slopes of the excavation shall continue.
6. Continue the on-going work to bring the floor of the pit up to the elevation necessary to comply with the requirement of no prolonged standing water using native, permeable materials. It is noted that this was underway at the time of the May 1, 2007 inspection. This task shall be completed by the close of business on May 22, 2007 so staff may report the status back to the Board.
7. Stabilize the slope in order to stop erosion and tree loss in the 10 ft. setback and on abutting property, namely Map H, Lot 55 to the rear of the operation. This task shall be completed prior to the close of business on June 19, 2007 so staff may report the status back to the Board.
8. Repair or replace the safety fences or barriers that have fallen by the close of business on May 22, 2007 so staff may report the status back to the Board.
9. Replace the property corner pin in the northeast corner of the lot where it abuts the City parcels.

Doug Steel said that #7 stabilizing the slopes. He said he reviewed this with Dean Peschel this afternoon. He was told him that there is a property marker that has fallen down one of the slopes. He's not sure if staff is aware of it or not. He didn't know if that should be reestablished or not. He's not sure of the exact location.

According to Dean it is at the northeast corner of the property where the Dowaliby and the City pit come together.

Frank Torr made the motion to approve subject to the conditions recommended by staff.
Ron Stock seconded.

VOTE U/A



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c. Public hearing and consideration of a request for an extraction permit by Brox Industries, Inc., Assessor's Map C, Lots 12-A, 13, 14, zoned R-40, located on Glen Hill Road.*

David Cluff, Plant Manager stated he would take any questions.

The public hearing was open.

Tom Fargo stated that he didn't attend the tour and he had no comments.

Bruce Woodruff stated that Planning staff met with both the pit operator to discuss requirements in March and April. Staff performed a site inspection on May 2, 2007. The application materials are complete. The excavation/ reclamation plans are complete. There has been no significant area reclaimed per standards from the previous year, therefore it is recommended that the existing bond remain in place until next year's permit application.

The Planning Department recommends the extraction permit be approved with the following conditions:

1. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance permission from the City's Environmental Projects Manager (Mr. Dean Peschel). A copy of said permission shall be in writing and shall be filed with both the Conservation Commission and the annual excavation permit recorded in the Planning Office.
2. Safety berms and/or fencing to protect from steep slopes shall be repaired or replaced where missing along steep slopes by the close of business on May 22, 2007 so staff may report the status back to the Board.

Donald Andolina made the motion to approve with the staff recommended conditions of approval.

John Swartzendruber seconded.

VOTE U/A

d. Public hearing and consideration of a request for an extraction permit by Pruven Aggregates, Assessor's Map H, Lot 61, 59A 59A-1 and 59, zoned I-4, located on Mast Road.*

Atty. Pollock represented the applicants and stated that they concur with the conditions.

The public hearing was opened.



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There were no comments.

The public hearing was closed

Bruce Woodruff stated that Planning staff met with both the pit operator and his engineer to discuss requirements in March and April. Staff performed site inspections in April. A final inspection was accomplished on May 1, 2007. The application materials are complete. The excavation/ reclamation plans are complete. There has been no significant area reclaimed per standards from the previous year, therefore it is recommended that the existing bond remain in place until next year's permit application. The Hydro geological study required by the Board to be funded equally between Mr. Proulx and Mr. Griffin has been reduced in scope to accommodate Mr. Griffin's refusal to participate. The solicitation, procurement and funding process has taken much longer than anticipated and is in no way attributable to the applicant. The chosen consultant, GZA Geo Environmental, Inc., is ready to begin the work for study. Jim Wieck, the project manager, indicates the work will take approximately 8 weeks. Given this, staff recommends approval of the excavation permit with the following conditions:

1. The owner shall comply with Best Management Practices document submitted to the Board with the previous permit submittal.
2. The April 13, 2005 letter to the Planning Board Chair becomes a part of this permit.
3. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance permission from the City's Environmental Projects Manager (Mr. Dean Peschel). A copy of said permission shall be in writing and shall be filed with both the Conservation Commission and the annual excavation permit recorded in the Planning Office.
4. When the study is completed and submitted to the Board, Planning staff, the Environmental Projects Manager and the pit owner shall timely decide which recommendations must be acted upon for the current permit year and which ones are longer term, master planning recommendations to be reserved for implementing when the excavation is nearing completion. Those tasks agreed upon to be completed during the permit year shall be assigned specific dates for completion that will be brought back to the Board for review and approval at the regular meeting scheduled for August 14, 2007.
5. Continue the on-going work to fill the pit bottom in order to eliminate remaining areas of prolonged standing water using native, permeable materials. It is noted that this was underway at the time of the May 2, 2007 inspection. This task shall be completed by the close of business on May 22, 2007 so staff may report the status back to the Board.

Frank Torr made the motion to approve with the staff recommended conditions.

Ron Stock seconded.

VOTE U/A

Chairman Cole congratulated the pit owners and to staff for doing an excellent job.



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6. Old Business

Chairman Cole stated that a letter was received from Attorney Schulte on behalf of Megan and Ray Martineau requesting that the approval granted on February 14, 2006 on the OSS subdivision on McKone Lane requesting an extension for an additional 90 days. He said that they have been negotiating with the Nature Conservancy that has an interest of acquiring lot 2. they hope this will be resolved in a couple of months.

Bruce Woodruff stated that this will be the fourth extension given. He said that the motion should be retroactive from April 14, 2007.

Tony McManus made the motion to grant the request retroactive to April 14, 2007.
Donald Andolina seconded.

Marcia Colbath said that there is some hold up. If they come back to the Board again she would like a letter from the Nature Conservancy saying that there is an issue and this is part of the reason that there is a continuation.

VOTE U/A

7. New Business

Letter from Steve Long from Opechee Construction re the construction that will take place on Indian Brook Drive.

Bruce Woodruff stated that they do recommend approval.

Frnak Torr motioned to approve.

Dean Trefethen seconded.

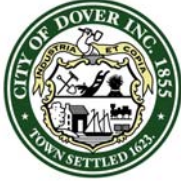
VOTE U/A

Ron Cole stated if anyone had any questions with regard to the in-house applicants for the Planning Director's position to get in touch with him with those questions.

The applicants are the three City Planners who are all excellent applicants.

8. Committee Report

Linda Merullo stated that on May 12, Saturday starting at 9:00, 10:00, 11:00, 12:00 and 1:00 they would like everyone from the public from Dover to come to the McConnell Center Cafeteria and they will have a visual preference survey. It will be a series of pictures for industrial, commercial, street landscapes and what you would like to see Dover become and what



CITY OF DOVER

DOVER PLANNING BOARD - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, May 8, 2007**
Meeting Time: **7:00 pm**

you would like to see the Master Plan become. It is a tool that coordinates with the Speak Out Dover sessions and reiterates what people would like to see Dover become.

Marcia Colbath stated that this is not an open session of people telling what they want. They will be shown different slides and it will be written down which ones they like. There will not be an interactive discussion.

Linda merullo explained that the slides will be shown and then forms will be filled out giving your preferences. The survey results will be tallied. They hope everyone comes to join them.

Ron Cole made the announcement that work will be done to the Oak Street Bridge over the railroad track and the street would be closed for traffic on Tuesday May 29th for up to 8 weeks.

Ronald Cole asked Donal Andolina if he was appointed to the Governance Committee.

Donald Andolina stated that he was. He said that it looks like there will be a meeting to get everyone sworn in. They will start activating but they haven't yet.

Dean Trefethen said there has been two meetings for the Class VI Roads.

Frank Torr said that the Waterfront Committee has had two meetings since his last report. The first April 30th relative to the term sheet. Brian Gotlob made an economic presentation and a schematic that he utilized is that he drew an arc around the waterfront and the effect it would have on the surrounding area. Change of use would be the biggest impact. There was a joint public hearing at Dover Housing Authority and Advisory Board and everyone was in attendance from both boards. It was a positive public hearing with some good concerns heard. The next was May 7th, last night; Jim Schulte addressed questions and concerns. The City Manager addressed the large number of inaccurate statements by a group of concerned citizens. The committee took a vote on the Term Sheet and it passed. May 16th the City Council will hold a workshop and there will be a presentation n the term sheet by Jim Schulte and an economic presentation by Brian Gotlob. The appraisals should be announced that evening. Two concerns have been raised one is the charette that has been raised by some citizens that the charette has not been followed. The charette is not an exact it has to factor economics and that can change. A reputable firm has recommended that the cost of the cleanup would be \$500,000 and there could be a flexibility of 20% either way. The misconception is that this site was utilized as a dump. This site was a City site and what was known as Public works, school bus storage and a sewer treatment plant at one time. Most of the clean up has occurred with the handling of oil and gas. The handling of oil and gas in the past was much different than what occurs today. What would make the site clean up would be the water would be labeled as drinkable and what it is now is not drinkable. It is basically water pollution on the site that is the big concern. It would be good if the general public would look at what would occur on May 16th.



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Ron Cole asked if there was discussion on the flood plain.

Frank Torr stated that it was brought up by some people and apparently it was flooded in the last flood.

9. Adjournment

Frank Torr made the motion to adjourn.

Dean Trefethen seconded.

VOTE U/A