

**DOVER PLANNING BOARD
MINUTES OF MEETING
SEPTEMBER 27, 2005**

MEMBERS PRESENT: Dennis Ciotti, Frank Torr, Dean Trefethen, , Beth Thompson, Tony McManus, Ron Cole, John Swartzendruber, Pete Lavoie

MEMBERS ABSENT: Bryan Cahoon, Donald Andolina

STAFF PRESENT: Steven Stancel, Planning Director and Jacqueline Freeman, Recording Secretary

Chairman Cole brought the meeting to order at 7:02 PM and announced that **ITEM #8a. Discussion on Liberty Mutual** would not take place this evening.

ITEM #1: Citizens' Forum

Rick Hebbard asked if the Class VI building permit that was discussed at the City Council meeting for Towle, on Garrison Road came before the Planning Board first.

Steve Stancel stated that the subdivision was approved by the Planning Board and if the Board gives approval for the subdivision, it doesn't need to come back a second time.

ITEM #2: Approval of the minutes.

Beth Thompson made the motion to approve.

Frank Torr seconded.

Tony McManus stated that there was a type on the first page "suit" should be "suites."

VOTE U/A

ITEM #3: Public hearing and consideration of a request for an extraction permit by James P. Griffin and Tyra, Inc., Assessor's Map H, Lot 60 & 62 zoned I-4, located off Mast Road.*

Steve Stancel stated that this is one of the gravel pits that the Board chose not to approve. He said that since then Mr. Griffin has worked diligently to comply.

The public hearing was opened.

There were no comments.

The public hearing was closed.

Steve Stancel stated that Bruce Woodruff was on the site and that there is also a memo from Tom Fargo, Chairman of the Conservation Commission, stating that he concurs with the report.

Steve Stancel stated that the Planning staff met with the pit operator and made several site inspections to discuss steps for complying with regulations and requirements to obtain the excavation permit. Mr. Griffin has been very cooperative and helpful during this process. Planning staff and the Code Enforcement Officer performed a site inspection of the gravel operation on Tuesday, September 27, 2005. All on-site required work is progressing with the exception of raising the pit floor to eliminate standing water in spots. The application materials are complete. The Hydrogeologist's report has been timely submitted to Planning staff and to the Conservation Commission Chair for their review. The excavation/reclamation plans are complete, although only as one plan set. The applicant is requesting a waiver from preparing separate excavation and reclamation plans. There has been no significant area reclaimed per standards, therefore it is recommended that the existing bond remain in place until next year's permit application. Steve Stancel gave the recommended conditions of approval.

Dean Trefethen asked if they would need to renew at the same time as the other pits next year.

Steve Stancel said that they would.

Frank Torr made the motion to approve the waiver for preparing one excavation and reclamation plan and 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 Director (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. Revise the plans to indicate that 91 feet elevation is the maximum pit bottom. In other words, the maximum depth of the Tyra (and Pruven) excavation areas. Areas currently excavated below 91 feet must be backfilled with permeable sand and gravel (not impermeable clay or other low-value fill) to achieve a final grade within 30 days of the granting of the permit.

Beth Thompson seconded.

VOTE 6 – 1

Opposed – Tony McManus

ITEM #4: Consideration and acceptance of a lot line adjustment of land for Steve Vermette, Assessor's Map A, Lot 36 & 36-12, zoned R-40, located on Parsons Lane.*(P05-55)

Dean Trefethen stepped down.

Kevin McEaney explained that there are 39 acres in Conservation Easement. The Vermettes wish to move the building area for the lot and part of the Conservation area to the south in order to preserve their view. He said that the size of the conservation easement and buildable area will stay the same. This has been before the Conservation

Commission and there were no conditions except that there be a revised Conservation Easement recorded with the plan.

Beth Thompson 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 closed.

Beth Thompson made the motion to approve with the following conditions:

1. Add all of the owners' signatures to the plat.
2. Provide the Planning Department with a digital version of the plat.
3. The applicant shall prepare a revised conservation easement deed for approval by the Conservation Commission and Planning Department. Said deed shall be recorded at the same time as the plat.

Frank Torr seconded.

VOTE U/A

ITEM #5: Consideration and acceptance of a lot line adjustment of land for Albert & Shirley Houde (Owner, Lisa Waszkielewicz) Assessor's Map 8, Lots 41 & 42, zoned R-20, located on Wentworth Terrace.*(P05-56)

Bob Stowell, Tritech Engineering, explained that after having the land surveyed, they found that the lot line went through the garage. He said that a variance was received from the ZBA to move the line as shown on the plan.

Pete Lavoie made the motion to accept the application.

Dennis Ciotti seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

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

1. Add all of the owners' signatures to the plat.
2. Provide the Planning Department with a digital version of the plat.
3. Add the surveyor's stamp and signature to the plat.
4. Revise the plat by labeling the proposed lot lines as "new lot lines".

Dennis Ciotti seconded.

VOTE U/A

ITEM #6: Consideration and acceptance of a site plan of land and Conditional Use Permit for Raymond Martineau, Jr., (Phase I) Assessor's Map I, Lot 56, zoned R-12, located at 47 Back River Rd.(48-unit independent living congregate care)*(P05-48)

ITEM #7: Consideration and acceptance of a site plan of land and Conditional Use Permit for Curry Brandaw Architects (Phase II) (owner, Raymond Martineau, Jr. Rev. Trust) Assessor's Map I, Lot 56, zoned R-12, located at 47 Back River Rd. (115-unit congregate care facility)*(P05-49)

Ron Cole stated that **ITEMS 6 & 7** are related and can be discussed collectively.

Steve Stancel explained that there are two separate phases although they would be constructed at the same time.

Bob Stowell, Tritech Engineering stated that the phases are inseparable but the Phase I and Phase II is really a misnomer. They are two different components of the same project which would be under two different ownerships. The parcel is 40 acres of land and was originally part of the Brown Farm parcel. The access is off of Back River Road. They are proposing a congregate care facility. Phase II is a 115 unit self-contained congregate care facility, which is being proposed by the Holiday Retirement Community which is nation wide. It meets all the definitions of congregate within the zoning ordinances. The lower area comes under a congregate care definition but is cottage-style individual homes, townhouses, duplexes or four-unit buildings which will give residents the opportunity to maintain home ownership. The residents must be 62 and older and want to be in that type of environment. Phase I and II are designed and built together and are a very compatible use. The current land owner is planning on developing the lower area to consist of 48 townhouse condominium units continuing in a private road from the upper portion of the project to the 48 units. They are proposing a community center that is 6,000 sq. ft. spread out over two floors that would provide that common area typically associated with the congregate care. This has been to the ZBA for a variance because congregate care wasn't a permitted use in this zone although it is permitted in all the other residential zones. He said that this type of use couldn't be a better use traffic wise, because of the low number of trip generation and the timing of the trip generation.

Dan Roach, the project manager for Curry Brandaw, stated that Holiday has 30 years of experience in providing a catered lifestyle for seniors. The catered lifestyle includes 3 meals per day, seven days per week in the main dining hall. There are a variety of social amenities such a beauty parlor, library, tours and housekeeping services and most importantly is van service, which is part of their rent. The residents are typically in their 80's and in good health physically, and primarily single. Only about 20% of the residents are couples. They are there because of a lifestyle change. They have gotten to a point where it is more difficult getting to the grocery store, mowing the lawn and doing things that we take for granted. They are looking for the opportunity to spend more time socializing and not having to worry about day to day activities. This facility is

distinguished from other similar uses in that it is not a care facility. There are no doctors or nurses on staff. It's operated as a rental and it's operated by husband and wife manager teams that are at the residence 24 hours a day. There is a need for senior housing in Dover. The building is very residential in nature and will fit well in the area. They are a long term investment in the community and will bring in tax revenue and jobs to the area. The residents, as part of their rent, have the van service so they are not driving. Once in a while they may bring their car when they first move in, but more often than not, they sell it right away because they are paying for that van service. Mr. Roach stated that the suites don't have kitchens, which helps with water usage. Mr. Roach stated that there are no other facilities like this in Dover. This is their first opportunity to come to NH.

Beth Thompson made the motion to accept **Phase I**.

John Swartzendruber seconded.

VOTE U/A

Tony McManus asked if there is prohibition that the residents can't own a car.

Mr. Roach answered that they don't restrict them in that way.

Tony McManus thought that 10 of the units are in the 20% slope.

Bob Stowell stated that there are different areas that have small patches of slopes in excess of 20% that qualify as Conservation District. There is a provision for a Conditional Use Permit that has been applied for. They have met with the Conservation Commission and they would like to participate in the site walk. Bob Stowell explained that the section on the lower portion is proposed as an 18 ft. wide roadway with sidewalks on both sides. The section that would come from Back River Road to the main facility would be a 24 ft. wide roadway. The streets will be private. Bob explained how the townhouse residents would move to the other facility as they get older, thereby staying in the community. The residents in the townhouses will provide their own services at that level.

Bob Stowell explained that it will remain one lot but will be a two section condominium.

Atty. Chris Wyskiel stated that he was representing Ray Martineau as the land owner. This whole parcel will be dedicated to the condominium form of ownership with two land only units being created. The two phases will be marked out on a site plan as Land Unit 1 and Land Unit 2. The purpose will be to marshal all the integrated utilities; drainage services, the road maintenance as integral to both sites. The creation of two lots was not favored because it creates a public road and this road is more appropriately privately owned and cared for. The site lends itself to a lot of integral management. Holiday, as owner of Land Unit 1, will build its own structure and operate it and rent the units to the users. Land Unit 2, the phase that Mr. Martineau will develop into 48 cottage style units, will be condominiumized again in a second layer to allow that land unit to be developed with individual structure units to be marketed for further severance of individual structure

units. There will be a board of directors managing cost items pertinent to taking care of the two pieces of land, the road, drainage, utilities, etc.

Tony McManus asked if everything outside the walls of the buildings is going to be common area.

Chris Wyskiel said that some of it will be limited. He said if you buy one of the units that Ray Martineau is going to develop, you will have a 1/48th interest in the common area of the Land Unit 2 and some fractional share of the overall site to the extent that creates a financial responsibility to road maintenance care and drainage and utility upkeep.

The public hearing was opened on **Phase I.**

There were no comments.

The public hearing was recessed.

Steve Stancel stated that there are still big outstanding issues on this phase. He said that he wanted to let the Board know that there is a traffic corridor study that is coming into the office sometime this week. The study will look at Back River Rd., as well as, Durham Rd., the bridge located at Sawyer Mills and the turnpike exit ramps. The other issue is the amount of encroachment into the 50 ft. buffer. Engineering has some concerns with the 18 ft. wide vs. 20 ft. wide road and they are waiting for details of retaining walls and the review of the pump station on Mast Road.

Frank Torr made the motion to table.

Beth Thompson seconded.

VOTE U/A

ITEM #7: Consideration and acceptance of a site plan of land and Conditional Use Permit for Curry Brandaw Architects (Phase II) (owner, Raymond Martineau, Jr. Rev. Trust) Assessor's Map I, Lot 56, zoned R-12, located at 47 Back River Rd. (115-unit congregate care facility)*(P05-49)

Bob Stowell stated that this is a large building and phase II. He said that much has been covered with discussion on ITEM #6.

Kim Hartsavarian, TEPP LLC, stated that they looked at the trip generation and whether they would have adequate site distance at the driveway intersection on Back River Rd. He estimated the vehicle trips using Standard Authoritative Trip Generation information published by the Institute of Transportation Engineers. The data is based on a real world actual traffic counts at congregate care facilities. When running through the numbers the total vehicle trips that you come up with is 11 vehicle trips during the morning peak hour and 25 during the afternoon peak hour. That amounts to 1 vehicle per 2 to 5 minutes. He said that those trips would be split and then he went over the numbers. He said that the bottom line is that they are talking single digit increases during the peak hours when split by direction. The project will not have material impact on traffic and no further impact

analyses are necessary. The corridor study is in the process of being completed and his understanding is that the corridor study includes the traffic of this project, as well as, the traffic of other projects. The corridor study will paint a big picture. This project will have no material traffic impact. Site distances will be available.

Tony McManus asked how it was determined that there would only be 5 cars out of the project at peak hour in the morning.

Kim Hartsavarian said that was based on the Institute of Transportation Engineers Trip Generation Manual. He said that two of the land uses they give is Congregate Care and Senior Housing, attached. Those are the land uses that apply to this development. They entered 115 units for the congregate care into the equation and that gave them 3 vehicle trips and for the senior adult housing they entered 48 units into the equation and got 2 vehicle trips. They added it up to get 5 vehicle trips. He said that is based on real world data and reflects how the traffic doesn't coincide with the street peaks and overall, is very light because of the nature of the use.

Ron Cole asked about the staff coming and going.

Mr. Roach stated that there will be housekeeping staff, cooks, etc. The management team, live there but there will be anywhere from 12 to 16 full time and part-time employees.

Steve Stancel stated that the improvements that have been made to the corridor is as good as you are going to get it. He said that there are problems there but they are limited to very specific times during the day. There is a high school and a Jr. High and many people trying to get to work in the same area. He said for about 30 minutes in the AM and 45 minutes at night there are problems but, generally speaking, for the rest of the time the system works. The question is how much the City is willing to spend out there to fix a problem that exists during a couple of hours a day. The corridor study will give us long-term corrections and they will be plugged into the CIP process. From a staff standpoint, they do not necessarily buy the numbers that TEP is giving and they are anxiously waiting for the corridor study as well. There is no way that there is just going to be 5 trip generations in the AM. He said that shift changes from employees will generate more than that and the same in the evening. The problem with using just the ITE numbers on this type of facility is there are so few examples given in the ITE Trip Manual to date to pull those numbers. He said that we may have to go study a similar project elsewhere.

Tony McManus stated that we need to keep in mind the two projects on Back River Road that have not been built yet.

Tony McManus made the motion to accept the application for Phase II.
John Swartzendruber 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.
Beth Thompson seconded.

VOTE U/A

The **site walk was set for 5:30 PM on Tuesday, October 4, 2005** and the meeting place would be determined.

Ray Martineau stated that he would ask Dover Day Care if they can park in their parking lot.

Steve Stancel stated that he wanted to see the center drive of the driveway and the corners of the end buildings staked.

ITEM #8: Old Business

a. Discussion and update on Liberty Mutual, located on Sixth St.

There would be no discussion on Liberty Mutual

Steve Stancel stated that there had been a request for the second phase traffic analysis for Liberty Mutual. He said that on the desks is a summary portion of that analysis and a chart showing where people are living that would be shifted to the new facility.

ITEM #9: New Business

Ron Cole stated that he wanted to set up a workshop between the Conservation Commission and the Planning Board. He felt that it should be done on a separate night as opposed to an hour prior to a Planning Board Meeting. He said that he would like it to be more free form. He chose a date of October 18, 2005 and added that he would contact the Conservation Commission Chair.

Ron Cole stated that he received a letter of resignation from Eric Tooke. He thanked Eric for being an excellent member of the Board and for his service to the community.

ITEM #11: Adjournment

Beth Thompson made the motion to adjourn.
Frank Torr seconded.

VOTE U/A