

**DOVER PLANNING BOARD  
MINUTES OF MEETING  
JUNE 8, 2004**

**MEMBERS PRESENT:** Donald Andolina, John Swartzendruber, Pete Lavoie, Dean Trefethen, Tony McManus, Beth Thompson, Frank Torr, Margaret Stevenson

**MEMBERS ABSENT:** Ronald Cole, Eric Tooke, Dennis Ciotti

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

Tony McManus, Vice Chair, conducted the meeting in the absence of Ronald Cole.

**ITEM #1: Citizens' Forum**

No one spoke.

**ITEM #2: Approval of the minutes of the minutes of May 25, 2004.**

Beth Thompson made the motion to approve the minutes.

Frank Torr seconded.

**VOTE U/A**

**Abstained – Peg Stevenson**

**ITEM #3: Consideration and acceptance of a site plan of land for Dover School Department Assessor's Map I, Lot 2 G, zoned RM-12, located at 50 Garrison Road.\*(P04-18)**

Anthony McManus explained that because the School Department is a municipal agency they are not required to come before the Board. The Board has no jurisdiction over their site plans but it has been the practice for the School Department to make a presentation of their projects.

Garry Goudreau with Goudreau & Associates, was retained by the school district to design the Phase I addition to the Garrison Elementary School. The Phase I addition is designed to be a core extension that includes a media center, a computer lab, a music room, an art room and an occupational therapy/ physical therapy room. No classrooms will be added in this addition. Phase II, slated to happen next year, will be a gymnasium, a high school size basketball court with some bleachers, PE offices with storage and enough bathroom fixtures to handle the assembly occupancy of the gymnasium. Phase I is designed to go in the northeast corner. He explained that they are planning to replace the dry well with an infiltrator system that is going to be located just north of the addition. The existing topography is such that they will be installing a series of ramps inside that will go down to the two exits on the north side of the building. The first ramp

goes down seventeen inches which is grade at the existing paved manhole area of a fuel tank, which at this particular time is staying in the project.

Mr. Boudreau stated that the district has decided that they are going to use natural gas so their existing boiler will be retrofit for natural gas. The district is currently looking into the costs involved in getting rid of the fuel tank. His design has always been to work around that existing fuel tank that is underground. At the advice of the Technical Review Committee, they are going to be using a sewer connection to Garrison Rd. for the Phase I addition. He said that that sewer will also have a pipe stubbed underground for connection for Phase II and it will all be gravity fed.

Mr. Boudreau stated that the school district has agreed with the Fire Department and the State Fire Marshal's office to sprinkle not only the existing facility, but Phase I as well. In Phase I the sprinkler system has to be operational before occupancy. He said that they have until 2005 to complete the existing school and the subcontractor has agreed to do that.

Frank Torr made the motion to accept the application.

Beth Thompson seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Steve Stancel stated that RSA 74:54 allows the Planning Board to review governmental land uses. This is on a voluntary basis and non-binding written comments relative to conformity and non-conformity of the proposal to normal applicable land use regulations can be made. The applicant met with the TRC on May 27<sup>th</sup> and the Planning Department recommends approval of the project with the following comments:

The School Department should address the erosion problem currently existing at the outlet of the PVC drain pipe and fence the area off for safety purposes. He said that at the moment there is an approximately 20 foot drop from the end of this pipe into a ravine and it is about 20 or 30 yards away from the playground area.

Also, the School Department should consider all the recommendations of the TRC as follows:

Fire Department

1. Keyed entrance – lock box moved to library doors when library is moved to new wing.

## Planning

1. Show all Phase II work on site plan
2. Screen dumpster
3. Show playground relocation on the plan
4. Note propane tank relocation
5. Note that existing traffic patterns will remain
6. Look into options for removal of Jersey barriers that are currently behind the school
7. Pg. – CP-1 note limit of Phase I
8. Show landscaping around addition
9. Lighting should be shown around the addition
10. Screening of the HVAC units on top of the roof

## Engineering

1. Submit test pit data for the infiltration system area
2. Schematics on infiltrator
3. Tie in drain line to man hole
4. Is infiltrator too deep?
5. Make provisions to replace existing oil tank in the phase II area
6. Show sewer connection for Phase I and Phase II – gravity lines preferred
7. Provide detail on PVC catch basin
8. Identify fabric if the fabric comes all the way down on the infiltrator system
9. City does not require lined channels for catch basins and the drain manholes
10. Show how sidewalk will blend in with grades for Phase II

Tony McManus asked if it was cheaper to use ramps as opposed to bringing in fill and having the addition to grade.

Garry Goudreau stated that in his opinion it was cheaper because of the topo and he explained that without the ramps there would be a need for a retaining wall and that some of the existing trees would be lost.

Steve Stancel explained that all that is needed from the Board is a general consensus. He said that if the Board agrees with the comments of the TRC he would recommend that those be passed on as recommendations.

Frank Torr made the motion to pass on the recommendations as specified.  
Donald Andolina seconded.

**VOTE U/A**

**ITEM #4: Consideration and acceptance of a minor subdivision of land for Deborah Reed (Owners William & Sheila Dube Revocable Trust, Assessor's Map K, Lot 42, zoned R-12 & B-3, located on Middlebrook Rd./Dover Point Rd. (P04-23)**

Kevin McEneaney represented the applicants. He explained that this plan is a two lot subdivision that came before this Board several months ago in conjunction with a carwash site plan. This parcel of land is partly in the R-12 zone and partly in B-3 which is where the car wash will go. He said that they are asking to amend the original subdivision plan. He said that as they went through the process of where the carwash was going to sit, they discovered that the original carwash building was 84' in length. That was what drove the location of the proposed lot line between the house lot and the carwash lot. As they went through the site review process they were able to shrink the carwash down to 80' in length, partially to provide for an adequate bypass lane around the building to the north. Because of the 4 feet of additional space, it allows them to move the lot line 2 feet southerly which allows them to keep the chimney on the house. The original subdivision plan was approved but was never recorded. They are going to record all the documents together and that is why they are listing this as an amendment to the original subdivision of land. He said that this plan does not affect the integrity of the site plan.

Tony McManus asked about the requirement of shrubbery on that boundary.

Kevin McEneaney stated that there was additional shrubbery and a fence added that was going to stop 40' short of the right-of-way of Dover Point Road and also go around Mrs. Markam property. This amendment will not affect any of the shrubbery.

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.

Peg Stevenson made the motion to approve with the following conditions:

1. Add the owner's signature to the plat.
2. Add the surveyor's stamp and signature to the plat.
3. Revise the plat by adding the Strafford County Registry of Deeds recording numbers to reference plan numbers 1, 4 and 5.

Donald Andolina seconded.

**VOTE U/A**

**ITEM #5: Old Business**

- a. **Discussion and possible vote on Changing Places, Cotswold Subdivision, located on Columbus Ave. (20 lots)**

Tony McManus announced that the Board received a letter requesting that this be withdrawn until the meeting of June 22, 2004.

**ITEM #6: New Business**

**a. Lot Merger for William Goldstein/KAB Realty Management, LLC, Assessor's Map 10, Lots 89 & 103, located on Folsom St.**

Steve Stancel explained that the RSA is very clear that a merger simply needs to come before the Planning Board and if it meets the current zoning or would not be in violation of current zoning, then the Planning Board is to approve the lot merger.

Steve Stancel said that the Planning Department recommends that the lot merger be approved. He said that the Board has on their desks, a tax map copy showing the two parcels. He said that the owners of these parcels plan on putting a four-unit structure on this property. This would simply be a Building Permit matter and would not require coming before this Board. He said that as part of the trail system, a section of this is the old rail right-of-way. The property owner has pledged access and is actually going to construct portions of the trail across their property as part of the four-unit project.

Tony McManus asked if we would have any ability to make that a condition of approval of the merger.

Steve Stancel stated that as he reads the RSA it says, "Except where such merger would create a violation of then current ordinances or regulations, all such requests shall be approved and no public hearing or notice shall be required." Steve Stancel added that the owners have verbally committed to that access and he feels comfortable with that.

Donald Andolina asked if this means that we take in this information and that we take no action.

Steve Stancel stated that the Board still approves the merger. The RSA allows for either the Planning Board or their designee to approve the merger. He showed the Board a draft of a concept plan of the parcel in question.

Donald Andolina made the motion to approve the merger.

Dean Trefethen seconded.

**VOTE U/A**

**b. Request for an impact fee waiver for R2 Realty Trust for Assessor's Map C, Lot 2B-10, located at 41 Sandpiper Drive.**

Bob Stowell, Tritech Engineering, represented R2 Realty Trust. He said that this is a lot of the Heron Cove subdivision off of Watson Road. This project was approved prior to the adoption of the impact fee ordinance. He said that construction was started within one year of the approval. This building permit was applied for within four years of that

approval and it is his understanding that this is a situation that warrants a waiver to the impact fee.

Steve Stancel stated that this lot was part of the Heron Cove subdivision approved by the Planning Board on April 27, 1999, prior to the Planning Board's vote to adopt the school impact fee. The plat was signed by the chair on June 17, 1999 and recorded at the Registry of Deeds the same day. Substantial construction of the road began within one year of recording the plat and the first building permit within the subdivision was issued on January 27, 2000. RSA 674:39 states in part, that subdivision plats that have been approved and recorded are exempt from zoning ordinance amendments for four years, provided that substantial completion of the improvements on the plat have occurred and that active and substantial development has begun within 12 months. The authority for impact fees was adopted as Charter 170-28.7 in the zoning ordinance. Due to the fact that this lot was approved prior to the adoption of the school impact fee and is protected from zoning changes under RSA 674:39, the Planning Department recommends that the waiver be granted.

Beth Thompson made the motion to approve the waiver.

Frank Torr seconded.

**VOTE 6 - 1**

**Opposed - Dean Trefethen**

Donald Andolina stated that at the last meeting Chairman Ron Cole appointed him Chairman of the committee looking at the issues surrounding gravel pits. He wanted to ask Pete Lavoie if he had appointed anyone from his staff.

Pete Lavoie stated that he appointed Dean Peschel from his staff to be on the committee.

**ITEM #7: Adjournment**

Frank Torr made the motion to adjourn.

Beth Thompson seconded.

**VOTE U/A**