

**DOVER PLANNING BOARD  
MINUTES OF MEETING  
APRIL 8, 2002**

**MEMBERS PRESENT:** Margaret Stevenson, Anthony McManus, Joyce El Kouarti, Parks Christenson, Dennis Ciotti, Beth Thompson, Pete Lavoie, Ronald Cole, Frank Torr, Allen Schintzius

**MEMBERS ABSENT:** David Landry

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

Chairman Cole brought the meeting to order at 7:01 PM.

Joyce El Kouarti sat in David Landry's seat.

**ITEM #1: Citizens' Forum**

There were no speakers.

**ITEM #2: Approval of the minutes of the last meeting.**

Beth Thompson made the motion to approve the minutes of the last meeting.

Dennis Ciotti seconded.

Tony McManus stated that on Page 4, "asked" should be added to Tony's sentence under ITEM #6, a.

Fank Torr stated that Ron Cole's should be added as present.

**VOTE U/A**

**Abstained – Frank Torr**

**ITEM #3: Consideration and acceptance of an application for a minor lot line adjustment of land for William & Karen Fisher, Assessor's Map M, Lot 55 & 55A, zoned R-20, located at 546 Middle Road.\* (P03-14)**

Bob Stowell represented the Fishers and explained that the reason for the lot line adjustment is to keep the woods road on the lot that it services.

Frank Torr made the motion to accept the application.

Dennis Ciotti seconded.

**VOTE U/A**

The public hearing was opened.

Diane Darcy stated that she is an agent for her mother, Elizabeth Darcy. She said that she has no objection to the lot line adjustment but there is a driveway depicted on the plan

that was closed when Darcy sold the land to Copeland. She said that there is no driveway there, it is all trees and they would like to have the plat corrected.

Bob Stowell stated that the driveway is abandoned and there is no connection to the abutting lot. He said that they would revise the plat when the snow is off the ground.

Diane Darcy asked that her mother be notified when the correction is made to the plan.

The public hearing was closed.

Parks Christenbury made the motion to approve with the following conditions:

1. Add the owner's signatures to the plat.
2. Provide the Planning Department with a digital version of the final plat.
3. Revise the plat by adding the surveyor's stamp and signature.
4. Revise the plat to add the Strafford County Registry of Deeds recording number to all reference plans listed in note #6 or indicate that the plan was not recorded.
5. Revise the plat to better depict the actual conditions of the drive area adjacent to Map M, Lot 56.

Peg Stevenson seconded.

**VOTE U/A**

**ITEM #4: Consideration and acceptance of an Open Space Subdivision (OSS)  
Concept for Edward & Alice Henny, Assessor's Map I, Lot 128, zoned R-40, located on Piscataqua Road.\* (4 lots) (P03-11)**

Bob Stowell stated that the parcel is 5 ½ acres on Piscataqua Road, and he showed a plan with a short cul-de-sac off of Piscataqua Rd. that would service 5 single family lots. He said that since the new regulations have come into effect they are now proposing a subdivision for 4 lots with the open space located in the back of the property with two common drives coming off Piscataqua Rd. He said that they looked at a lot of open space options but given the rural area and the lack of City water and sewer, this was the most appropriate for the site. He said it is difficult on a 5 acre piece to provide a really effective open space area but they have tried to provide a buffer to all of the abutting properties, particularly in the rear. He said that they have the required 100 foot buffer along Piscataqua Rd. that will maintain the viewscape. He said that the house locations will be more up on the hill and all the lots have onsite wells and septic.

Tony McManus was concerned with site distance of the driveways.

Bob Stowell stated that they have relocated the drives and they have equal site distances of 250 feet looking either way. He explained that the site distance is regulated by the speed limit and in this case it would be 225 feet so they are exceeding the requirement.

Joyce El Kouarti asked why the buffer strips on the sides couldn't be combined and put in the back which would enhance the wildlife habitat. She said that it would have been nice to really fulfill the intention of the Open Space Subdivision and that is to provide big chunks of open space as opposed to little strips here and there.

Bob Stowell stated that they had looked at that but they are trying to get the home construction as far back as possible and the areas for septic were good back there. He added that you can't provide a big chunk of space on 5 acres. He said that that they need to provide wells and septic and must meet the setbacks from the abutters.

Peg Stevenson asked about the well on Lot 128-3 that appears to be right in the driveway.

Bob Stowell stated that it is close and there is no setback from the driveway.

Beth Thompson made the motion to accept the application.

Peg Stevenson seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Steve Stancel stated that the Planning Department didn't like this anymore than some of the members of the Board and are not completely convinced that the plan does meet the intent, however, it does meet the regulations as approved. He said that they do respect some of the limitations that the engineer had with this parcel.

Peg Stevenson made the motion to approve.

Parks Christenbury seconded.

**VOTE U/A**

**ITEM #5: Consideration and acceptance of a major subdivision of land for Northam Builders (owner Darlene Kay White) Assessor's Map F, Lot 22 A, zoned R-40, located on Littleworth Road.\* (25 lots) (P02-01).**

Bob Stowell represented the applicant and stated that the notice read acceptance of the application but that this has been accepted almost a year ago. He said that they have been before the Conservation Commission and Technical Review. He said that they did a site walk in March of last year and one of the major issues at the TRC was future connectivity to abutting parcels. He said that there are two large tracts of land to the north and west of the project that the staff was concerned that proper access would be left for development. He said that they have investigated the developability of the abutting properties and his client has an option to buy those pieces. This project is not expanding but they have planned for the proper development of those two adjacent parcels. Bob explained that in the process of doing that planning, the Board came forward with the open space

ordinances and they will be bringing in a plan later this summer for an Open Space Subdivision for those parcels.

Peg Stevenson made the motion to remove this item from the table.

Parks Christenbury seconded.

**VOTE U/A**

Steve Stancel explained that this came before the Planning Board on March 12, 2002 and a public hearing was held and was recessed. He said that there was a joint site walk with the Conservation Commission. He said that the project was set aside for several months and now it's back. The intent this evening is to bring out all of the issues and allow the public to address the developer before it comes back in for final approval in the future. Some of the outstanding issues include State permits for wetland and driveway access, recreational fees and/or tot lot requirements, Community Services vehicle contribution, drainage impacts on abutters and some of the engineering issues referenced in the e-mail that was received today and also:

1. The engineers would like it proven that there is a route that the sewer line is low enough to eventually extend to Tolend Road
2. Provide the concept plan for the next phase of this project
3. Work on where a future water treatment plant can be located on this property.
4. Eliminate the abutting Susanna's Way cul-de-sac is an needs further discussion.
5. The sewer extension by Ezra Green Subdivision has not been turned over to the City so that is an issue that needs further discussion.

Parks Christenbury stated that a major concern was the drainage issue that was aggravated by the development to the right of this. He said after the site walk last year, it was determined that it would be resolved by the staff and the developers. He said that since then this has been put on the back burner and he hasn't been updated.

Pete Lavoie stated that there are still drainage issues. He said that the Engineering Dept. has concerns and they need some more time to resolve them.

Parks Christenbury said that this would be a major stumbling block for him. He said the existing problems haven't been resolved and this development would aggravate the situation.

The public hearing was reopened.

Purnell Ross, 82 Littleworth Road, stated that a swamp has been created and is getting worse. The new construction is high and the drainage is coming onto his property and spilling over to his neighbor's property. He said that they started off with 4 acres of land and now it is less than that because of the encroachment of the water across his driveway. He said that they don't object to the project but they want to have one problem solved before another is created. He suggested a catch basin so the water could be dissolved and leached into the ground, as opposed to running across on other people's property. He said that he doesn't want to loose any more of his land or deal with the mosquito issues.

He said that he has been in the Planning office complaining because the City was supposed to mow that area and that has never happened and the grass is waist high and is a haven for frogs, snakes and mosquitoes. He said that he would like the existing problem fixed and if there is some way that they can do a catch basin for the water, he doesn't have a problem with the plan, but he does have a big problem with the way that it stands right now.

William Dodge, 78 Littleworth Road, spoke of the site visit of last year. He wants to emphasize he is not opposed to the development but the problem of the drainage is horrendous. If anyone wants to see a failed drainage system they ought to come and look at his yard which is right across the street from Ezra Green. He stated that they put in a pipe under the road (which is a short pipe) and pumped all the water from across Ezra Green and it is just pouring in. He said that this problem began about a year and a half ago when they started building the sewer and drainage system. He said that it was left unattended and all of the water from that winter of 2000 filled his back yard. He said that an attempt was made to dig a ditch to move the water away but, unfortunately, the ditch was never maintained. The City tried to make an S curve but it has not worked. There has to be some way to get the water from the 50' strip between his property and Mr. Ross' property. He said that he understands that the land has been turned over to the City and now it is the City property. He said that a Community Service employees informed him that there would be no problem with the drainage because they would maintain it. They didn't maintain it. It was never mowed and nothing was done last summer and all the reeds have grown up and blocked everything. He said that unfortunately for him, he is the lowest property around. Hopefully the Board will really examine this whole drainage system from both sides from Ezra to this development.

Larry Pipman, 82 ½ Littleworth Road, brought some photos of the area. Mr. Pipman explained how they had to bring in one foot of sand to get a road into Emerald Woods to log it and that was during the time of drought. He said they will have to bring more fill when they bring the houses in. He said that eventually the water impacts him by blocking the water that comes down Old Stage Road. He showed where a ditch was paved coming down Littleworth Road and stated that the water cannot be absorbed into the ground until it gets right by his house and collects in the corner of his yard. He wants all the issues addressed before they end up with another problem. He said that the State won't touch his ditch because he has cattails and that soon Mr. Ross and Mr. Dodge will also have them in their yards and the City and the State won't touch their property because it will be protected.

Mrs. Ross, 82 Littleworth Rd., requested that the Planning Board have the builders make new plans. She stated examples of businesses such as Shaws Ridge Equipment, where there are drainage ditches and asked that they be checked out. She said that this water is a invasions on the properties of Mr. Pitman, Mr. Ross and Mr. Dodge and this has been going on for a long time. She stated that a little peace should be given to these Veterans.

The public hearing was closed.

Steve Stancel stated that he recommends tabling this item. He said that this particular project, because it was accepted back in March, is grandfathered from many of the new zoning changes. He said that many of the new zoning changes that have occurred in the last year were aimed at helping control situations like this in the future.

Bob Stowell stated that the major concern that they are hearing from the abutters is the drainage. He wants to clarify that they have a detailed drainage report that has been provided to Engineering and they are waiting for feedback. He said that he wants everyone to realize that this is an existing situation. He said that the other developer still owns the sewer and the developer still owns the drainage problem. He said that he read the minutes to the meetings and drainage was specifically discussed at length with the Ezra Green developer. He said that they are doing what they can do and they have a mandate by State law that they need to obtain a Site Specific Application for this project that says that they cannot increase the runoff as it leaves their property and that is what they have to achieve but they cannot do anything to solve another developer's problem. The City has the ability to take care of that. If they could get some help from the City, he's sure the veterans would appreciate it.

Ron Cole stated that he isn't sure if he should take some blame for the problem because of what was or wasn't done with Ezra Green. He asked Councilor Christenbury for his advice with respect to any avenues that might be open with respect to the ditch that apparently belongs to the City.

Pete Lavoie said that they haven't accepted the road so they haven't accepted the drainage. They have tried to get the owner to address those problems.

Tony McManus asked if Ezra Green was completed or if they still have lots that are not developed.

Steve Stancel stated that they still have undeveloped lots.

Tony McManus suggested that the City not issue any more building permits until the drainage is resolved while there is still some leverage.

Parks Christenbury stated that he would look into this with staff to see what can and can not be done. The onus is on Ezra Green but it is also on the City to take some final action so that it's not holding this development up.

Frank Torr stated that he would like to have a report in two weeks as to what the status of the drainage is. He said that this needs to be resolved for the benefit of the people subject to the flooding.

Joyce El Kouarti stated that she would like to see the drainage report.

Tony McManus stated that he walked the land and it was a relatively dry winter when that happened and the land was wet then. He said that the map shows the amount of

wetlands and there are probably five lots that never should be built on because they are swamp. He said that in terms of the people who are going to be building houses out there, it is a poor plan. He felt that it was important that we have the proposal for the future development so that we know everything that is going to be built and the impact of the entire area. He said that it doesn't make any sense to be doing this piecemeal.

Bob Stowell stated that this is very similar to other projects such as Alden Woods. He said that that project generated a lot of zoning changes to curb that type of development. He said that he thinks that project came out excellent and that site was wetter than this one. He said that this plan is a 100 scale plan and the building sites are ¾ to 1 acre building sites and those are big lot.

Tony McManus explained what he meant and he might be able to get an agreement from the City and the Board to put 35 lots on the other property and 20 on this one and still have the same number of units but it would be a more efficient use of the land.

Bob Stowell stated that he would be willing to bring forward the concept plan.

Ron Cole stated that we have to address what has transpired regardless of whether Ezra Green is being built up because it is still having a serious effect on some of our citizens. He asked what the Board's feeling were with respect to the request by Frank Torr.

Steve Stancel stated that it might take about two to three weeks to get a report back. He said that they have to talk with the Engineering Department and they would have to get with the Ezra Green people. He said that he doesn't believe that it's an original problem, it may be an enforcement problem.

Tony McManus made the motion to put this back on the table.  
Parks Christenbury seconded.

**VOTE U/A**

Frank Torr thought that two weeks may is too short a period of time to come up with a report and suggested three weeks.

**ITEM #6: Consideration and acceptance of a minor lot line adjustment of land for STF Development Corp., Assessor's Map 25, Lot 45, zoned RM-10/R-12, located at the end of Granite St.\*(P03-15)**

Attorney Jim Schulte represented the applicant and explained that the plan is a simple lot line adjustment to allow the creation of a turn around at the end of Granite St. to be deeded to the City and possibly developed eventually for a vehicle turn around. He said that the hammer head is to be separated from the rest of the land and turned over to the City as part of this approval. There will be no vehicular access from that turn around onto the site.

Jim Schulte pointed out on the site plan where the buildings that have been approved were located and showed where the driveway was between the buildings. He said that the driveway was going to terminate with two parking spaces. He said that he has relocated the parking spaces to the side and the driveway will extend to run between the two buildings in the back of Granite St. He said that the open area between the two buildings and the property owned by the Snells will stay undeveloped. He said that at the moment it is lawn and will remain lawn and is now being used as frontage for the site project. He added that there will be a restriction that it cannot be built on or developed. He said that they were planning on planting some trees on the boundary to screen the Snell property.

Joyce El Kouarti asked who would be mowing the lawn area.

Jim Schulte stated that he hopes that Mr. Snell will mow the lawn because they are giving back to him the easement to use it.

Parks Christenbury made the motion to accept the application.

Beth Thompson seconded.

**VOTE U/A**

The public hearing was opened.

George Snell, an abutter, said that the hammerhead is a complete surprise to him. He said that he has made it very clear that he did not want anything behind him. He said that it was made very clear that the trees would be left there. He added that he is against this.

The public hearing was closed.

Steve Stancel explained that at TRC there was a concern expressed by Community Services, as well as, the Police and Fire about having some sort of maintenance and emergency vehicle turnaround at the end of Granite St. and that's where this plan comes from.

Mr. Snell asked what has changed on Granite St. that requires this turnaround.

Pete Lavoie stated that the concern is that they now can maintain it and turn around in the area but if anything is ever developed on the side that is the big gravel area, then the City would not have a place to turn around. He said that they are trying to protect themselves for the future.

Mr. Snell stated that he was told by the developer that nothing would ever be built there except possibly recreation for the kids. He said that if Mr. Silver sells his land and develops it, then he should provide the turn around.

The public hearing was closed.

Steve Stancel stated that the Planning Department recommends approval with the following conditions:

1. Add the owner's signatures to the plat.
2. Provide the Planning Department with a digital version of the final plat.
3. The parcel shall be deeded to the City prior to the issuance of a building permit for Map 25, Lot 45.

Parks Christenbury stated that he has a problem with this. He said that this causes valid concerns for the abutter that believed that nothing would be developed there. He said that if Granite St. was a long street and there were no other options it would be one thing but he knows if they had to get out it would be easy to back up. He said that he would like to remove the requirement for the hammerhead.

Joyce El Kouarti stated that she would not like to add the extra impervious surface which would create more runoff issues down the road, plus the City would get to maintain it.

Beth Thompson said that she understands that the City would not pave it until it needed to so it is conceivable that it will never be paved. She said that she has no problems with it if it is for public safety and she would vote for it.

Parks Christenbury stated that it is not a necessary life safety issue and he feels it can be left out and addressed if and when a future development comes along.

Tony McManus asked if there were any plan to continue developing and go into the area that is now behind the proposed two new buildings.

Atty. Shulte said that there was not. He said that at the ZBA, when they received the Special Exception for the new buildings, asked if there would be any development out there and they said no because it is a different zone and there was no reason to develop anything back there. He added that Mr. Silver has a substantial lot.

Tony McManus asked if the developer had any problem making that a condition of approval if they went ahead with the site review.

Atty. Shulte said no, and that would not have anything to do with the proposal tonight because this hammerhead would not provide access to the back and was not intended to do that.

Tony McManus stated that it looks like it would provide better access than you are going to have on your own property.

Atty. Schulte stated that they don't need it and would accept that as a condition that there would be no further development beyond these four buildings.

Tony McManus stated that this has been a very piecemeal type of development and the Board should probably hold a workshop to find an appropriate way to approach these problems.

Beth Thompson asked if there couldn't be a condition of a performance standard that the City will not pave that until certain things happen to warrant it.

Pete Lavoie stated that when you look at the whole picture and the hill, it is not safe for his trucks to back onto Portland Avenue. He said that if you do not take this piece of land now, it will have to be bought in the future. He added that this was the perfect opportunity.

Parks Christenbury stated that Pete is exactly right, if the point comes that this is necessary and there is a development adjacent to that, then we will address that at that time. He feels the best way to handle this is to drop the hammerhead requirement.

Atty Shulte suggested that this be tabled until after the site plan hearing and if the Board's pleasure is to approve it without the hammerhead, then it could be taken off the table and voted to turn it down.

Parks Christenbury made the motion to table.

Joyce El Kouarti seconded.

**VOTE U/A**

**ITEM #7: Consideration and acceptance of an application for a site plan of land for Tri-City Builders, Inc., Assessor's Map 25, Lots 45, 45-1, 45A-1, 45A-2, zoned RM-10, located on Atlantic Ave. \*(8 units) (P03-06)**

Atty. Jim Shulte represented the developer and stated that the Board has previously approved the construction of two buildings on the two front. He said that this proposal is to request approval of the final two lots in this project. Although they are owned by different owners they are related projects. The two buildings in the back will be similar to the ones in the front and each building will have 4 townhouse units. The two back buildings, because of the sizes and lot coverage issues, will have in addition to the garages underneath, two parking spaces for each unit and will also provide 4 additional parking spaces for a total 20 parking spaces. He said that they will provide for a dumpster, which will be screened. He said that on lot 45-1, they will build an area for a turn around for fire trucks. He said that the access for all four of these buildings will be off Atlantic Ave. The ZBA has granted a Special Exception for the back two buildings as it did for the front two. The applicant is willing to proceed with or without the hammerhead and if a condition of approval is that the hammerhead be eliminated, they will live with that.

Parks Christenbury said just not to get stuck on this hammerhead, that a compromise could be made and instead of making it a paved hammerhead, they could get them to grant the City an easement so if unforeseen circumstance do come up in the future, they

could have access to that. He said that this way the abutter would know that it would not just be paved tomorrow but the City would still have a right to an easement.

Jim Shulte stated that he is willing to accept the condition that there be no further development on the lots.

Peg Stevenson asked if there was any additional information available on the increased traffic.

Jim Schulte stated that was discussed at TRC and the eight additional 2-bedroom units would generate probably talking 40 trips in and out per day, that would be 80 to 100 vehicle trip for all the buildings. He said that this proposal for the townhouse units is less intense than other prior approval for this parcel. Atty Schulte said with regard to the driveway that there is good visibility to the east and there is enough visibility to the west. He stated that Mr. Snell was deeding that lawn area to them so they can insure that there will be no obstruction of the view. The sense of the TRC is that there is adequate site distance for the amount of traffic.

Dennis Ciotti stated that there is a site distance problem on lot 45-1. He said that he wants to see it in print now that that the developer will be responsible for maintaining that lot and upkeep because if Mr. Snell decides next year to sell his property, the new owner will be repressible for maintaining that lot. It is not fair to the new owner. He said that he would also want to stipulate that lot 45-1 has no future building on it whatsoever, shrubs or anything so as to not hinder the site distance to the west.

Atty. Schulte stated that that was fine. The arrangements with the Snells is that they are going to deed it to them and they are going to give them back an easement which restricts the use to maintaining it in it's present condition. That is consistent with what you are asking to be done.

Frank Torr made the motion to accept .

Beth Thompson seconded.

**VOTE U/A**

The public hearing was opened.

George Snell, abutter to the property, gave some background on the progress of the project. He said that he has worked with Mr. Paolini because it is a win-win situation for them, and the development will not be behind his house.

The public hearing was closed.

Steve Stancel stated that it has been done piecemeal but through the piecemeal, they have come up with a better product. He said that they recommend approval of the site plan and a waiver for paving within 5 feet of the property line and went over the recommended condntions:

Frank Torr made the motion to approve with the recommended conditions as follows:

1. Add the owners signatures to the plan.
2. Revise the plan to add a private road name that is acceptable to the City.
3. This approval includes a waiver for the parking spaces located within 5 feet of a property line.
4. Applicant shall work with the City Engineer to resolve any outstanding drainage issues, and revise the plan to reflect agreed upon solution.
5. An access easement as identified on the Lot Line Adjustment plan be placed on the site plan.
6. No further development on parcel associated with this plan, (Map 25 lot 45-1 and 45A-1).
7. Copy of the easement for future maintenance of section of Map 25, Lot 45-1 be provided to the Planning Department.

Joyce El Kouarti seconded.

**VOTE U/A**

Atty. Schulte suggested that the Board dispose of the last item by bringing it back on the table and voting on it.

Parks Christenbury made the motion to take ITEM #6 off the table.

Peg Stevenson seconded.

**VOTE U/A**

Steve Stancel explained that this item is now moot.

Frank Torr made a motion to turn this item down.

Beth Thompson seconded.

**VOTE U/A**

### **ITEM #8: Old Business**

Steve Stancel stated that on the desks are two proposals for changes to the ordinances. He said that we have discussed the problem with continually having to come back to extend approvals because some of the wetland approvals from the State were taking longer than usual. He said that change would require changes to the Subdivision Regs and the Site Review Regulations and he provided two options. Steve Stancel said that Option 1, is to change the 60 days to 90, and Option 2, changes from 60 to 90 but also gives the Planning Director the authority to approve an extension for an additional 90, thereby, alleviating the developer from coming before this Board. More often than not, it is a legitimate reason that the developer needs the extension. He said that it does allow the developer to come before the Board if the director does reject the waiver.

Steve Stancel stated that the subdivision amendment simply extends the approval 90 days and would be the same two options.

Ron Cole asked if the Board wanted to vote on this this evening.

Joyce El Kouarti made the motion to approve Option #2 and send it to a public hearing.  
Peg Stevenson seconded.

Dennis Ciotti asked if there were any extension fees.

Steve Stancel stated that there are not.

**VOTE U/A**

Peg Stevenson made the motion to approve the subdivision regulation amendment.

Joace El Kouarti seconded.

**VOTE U/A**

**ITEM #9: New Business**

**Mark & Paula Pierce, Map I, Lot 53-1, 45 Mast Road, Single Family Dwelling – Fee Assessed \$3,195.00.**

Steve Stancel stated that back in February the Board approved the first official impact fee for the schools of \$3,195.00 per single family, detached home. He said that the Building Inspector bills everyone at the building permit stage, with the money to be due prior to the issuance of the CO. He said that it is the Planning Board's duty to determine who should get a waiver from this particular fee. The Pierces applied for a Building Permit on Feb. 27<sup>th</sup>, two days after the official information of the institution of the impact fees. He said that once the application was made, they reviewed the request per RSA 674 that grandfathers a new project for a period of up to 4 years from their approval if they started substantial work within a year of the approval. He said they applied those standards to this lot and this lot was approved on August 13<sup>th</sup>, 2002 and signed by the Chair on Sept. 9<sup>th</sup>, 2002 and the building permit was applied for on February 27<sup>th</sup>, 2003 and they are anticipating construction in the next 12 months and, therefore, we are recommending approval of this waiver.

Frank Torr made the motion to approve the waiver.

Dennis Ciotti seconded.

**VOTE U/A**

Ron Cole asked for Committee reports.

Allen Schintzius gave a quick update on the extraction industries subcommittee meeting (Gravel Pit). He said that on March 24 they met and discussed a second draft proposal and then met again yesterday, the 7<sup>th</sup> and received the final proposal which the subcommittee will review between now and the 14<sup>th</sup>. He said they will meet again to review the final proposal and they would like to submit the final proposal to the Planning Board for review on April 22. He said that he has supplied a bullet list of the changes

that are proposed along with the responsibilities of all the involved entities. He said that they would like to discuss the possibility of scheduling an Extraction Industries Subcommittee workshop with the Planning Board and those who will be directly affected by this.

**Steve Stancel stated that Kevin McEneaney is requesting 60 day extension on his subdivision for Business Partners, Inc., that was approved by the Planning Board on February 11, 2003 (P02-66)**

Frank Torr made the motion to approve.

Beth Thompson seconded.

**VOTE U/A**

### **New Business**

Parks Christenbury stated that tomorrow night the City Council is going to have a rehearing the rezoning of three major parcels, Columbus Avenue, Knox Marsh and Littleworth Road. He asked that anyone who is free to come down and speak at the public hearing.

### **ITEM #10: Adjournment**

Peg Stevenson made the motion to adjourn.

Parks Christenbury seconded.

**VOTE U/A**