

MEETING MINUTES
DOVER PLANNING BOARD
SEPTEMBER 12, 1989

MEMBERS PRESENT: Harold Preston, Joseph Etelman, Tom Forbes,
Jim Caliendo, Pete Bouchard, Mike McDonnell
Kevin Mone arrived 7:15

MEMBERS ABSENT: Otis Perry, Richard Lak

OTHERS PRESET: Bill Collins, Steve Stancel, Joanna Childs

Meeting called to order at 7:04 PM

ITEM #1: Approval of minutes

Mike McDonnell motioned to approve.

Joseph Etelman seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a
Change of Use of land owned by Anderson Bowers,
Assessor's Map C, Lot 3B, zoned R-40, located on
County Farm Road.

Anderson Bowers represented the application. He stated that
he would like to convert his home on County Farm Road into a
Bed and Breakfast.

Bill Collins stated that Mr. Bowers was seeking two waivers;
the first being the screening of the parking area and the
second being a waiver to not pave the parking area. He also
stated that WSPCC is requesting an alternate septic design
system, but the one that is currently there is fine.

Mr. Bowers stated that he felt the parking shouldn't be
screened because there are no houses around this property.
There is just a field and a knoll of a hill.

Jim Caliendo motioned to accept the application.

Tom Forbes seconded.

VOTE U/A

Public hearing opened.

George Shanell stated that he felt that a Bed and Breakfast
was a good use for this home, since it has been vacant for so
long.

Public hearing closed.

Jim Caliendo motioned to approve the application with the following conditions:

1. A waiver of the requirement for a paved parking lot was granted, and:
2. That the design for the alternate septic system have state approval.

Tom Forbes seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for an amendment to a site plan of land owned by CMH Associates, Assessor's Map A, Lots 45, 46A and 47A, zoned R-40, located on Sixth Street.

This item was withdrawn.

ITEM #4: Consideration of acceptance of an application for a site review of land owned by Robert W. Matchett, Assessor's Map G, Lot 32-A, zoned I-1, located on Crosby Road.

Robert Matchett of Fibredyne represented the application.

Jim Caliendo motioned to accept the application.

Mike McDonnell seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Bill Collins asked what the status was of the sewer extension.

Robert Matchett replied that Fibredyne has requested to tie into the City sewer. There was a problem with the size of the line, but it has been resolved. There will be a 3" pressure main installed and Fibredyne will tie into the system behind Acme Sheet Metal. Fibredyne will also provide the pump station.

Bill Collins stated that Mr. Matchett is on the October agenda for the ZBA. He is seeking a variance of the parking requirement. He is proposing 70 but the actual should be 111. If this application is approved, there should be two

conditions:

1. Require the on-site parking to conform with the ZBA decision or the current zoning regarding parking, and;
2. A letter of credit in the amount of \$2,000 for erosion and sediment control.

Kevin Mone asked the size of the fuel storage tank.

Mr. Matchett replied that they would like to take the fuel tank out all together and are planning to do so because they are going to tie in with natural gas. Also, that the tank is 10,000 gallons.

Kevin Mone stated for the time being, whether or not the tank is ever removed, he would like to see the size noted on the site plan.

Tom Forbes motioned to approve the application with the following conditions:

1. The parking must either comply with the ZBA decision or the current parking requirement in the Zoning Ordinance at the time of Certificate of Occupancy;
2. The size and location of the fuel tank be noted on the plan, and;
3. A letter of credit in the amount of \$2,000 be submitted prior to land disturbing activity to ensure proper erosion control during the construction process.

Mike McDonnell seconded.

VOTE U/A

ITEM #5: Consideration of acceptance of an application for a site review of land owned by Wentworth Douglass Hospital, Assessor's Map 37, Lot 1, zoned Office, located on Central Avenue.

Richard Pike represented the hospital. He stated that the proposed day care center would be for hospital employees only, it would be considered a benefit to their employment.

Tom Forbes motioned to accept the application.

Pete Bouchard seconded.

VOTE U/A

Pubic hearing opened.

No comment.

Public hearing closed.

Bill Collins stated that a letter of credit in the amount of \$1,500 is required for erosion and sediment control.

Joseph Etelman motioned to approve with the following condition:

1. A letter of credit in the amount of \$2,000 be submitted prior to land disturbing activity to ensure proper erosion control during the construction process.

Jim Caliendo seconded.

VOTE U/A

ITEM #6: Old Business

- (a) Discussion of River's Edge II subdivision.

Malcolm McNeill represented the application. He stated that the applicant was seeking conditional use permits for crossing the wetland. He also stated that he provided a list of 10 conditions of approval.

Bill Collins stated that the ten conditions of approval meet with the TRC comments and that the following be added:

1. That the necessary Conditional Use Permits be granted;
2. A letter of credit in the amount of \$2,500 per phase for erosion and sediment control be submitted, and;
3. A guardrail be installed in place of the 54 foot break in the sidewalk.

Pete Bouchard questioned the slope easement that was going to be obtained from Mr. McAdams. What if it does not occur?

Malcolm McNeill replied that if an easement was not obtained then the applicant would have to come back before the Planning Board, because the plan that is approved is approved with the sidewalk where that easement will be.

Kevin Mone motioned to approve the application with the following conditions:

1. Phase I of the proposed development will be serviced by a gravity sewer line. The pump station and force main will be constructed and approved by the City of

Dover prior to the first Certificate of Occupancy in Phase II;

2. The on-site road and all utilities within will be privately owned and maintained until such time as the road is completed to its full length and accepted by the City. It is recognized by the Planning Board that the developer intends to complete the road to City specifications and to offer the completed roadway to the City as a public street. The only exception to this agreement is the force main and pump station which will be constructed during Phase II, which will be maintained by the City once the pump station has been accepted and is operational. The developer will provide the City with an easement for access and maintenance of the pump station and force main;
3. Temporary cul-de-sacs will be constructed at the end of each phase. Each cul-de-sac will be accompanied by an easement on private property that will expire when the next subsequent cul-de-sac is constructed;
4. The City will allow some relaxation in the construction standards for the cul-de-sacs, provided that a letter of credit will be secured that will assure the City that the temporary cul-de-sac can be brought to full City specifications in such event as the subsequent cul-de-sac or road construction never occurs. Nonetheless, the cul-de-sacs will have a diameter of at least ninety (90) feet and be built on a base of approximately 12" of bank run gravel and no crushed gravel.
5. Rivers Edge II is a phased project consisting of 5 phases which are to be completed over a term of ten (10) years. Each of the 5 phases shall be completed within two (2) years of the commencement of the phase. The project, wherever possible, shall be bonded on a phase by phase basis.
6. The developer will provide to the City a \$10,000 contribution prior the first Certificate of Occupancy of each Phase. The money is specifically earmarked for facilities to be constructed at Maglaras Park and may not be used for any other purpose without the consent of the developer or its assigns.
7. A traffic impact fee of \$400 per dwelling unit will be paid upon the issuance of each building permit.
8. A Homeowner's Association will be organized to maintain the detention pond.

9. A conservation easement will be recorded for the open space, and the City will be entitled to a walking path within the 200 foot setback from the river. The walking path is to be designed by the City and constructed by the developer. It is agreed by the city and the developer that there should be minimal disturbances of the area designated as a walking path in that the natural state of the path shall be retained wherever possible.
10. The developer for Rivers Edge II reserves the right to convey a small portion of the open space to the adjoining property owned by Ray Martineau. The conveyance, however, will not cause the Rivers Edge II development to fall into non-compliance in terms of density or open space requirements.
11. The Conditional Use Permits that were requested are granted;
12. A letter of credit in the amount of \$2,500 per phase be submitted; and
13. A guardrail be installed in place of the 54 foot break in the sidewalk.

Pete Bouchard seconded.

VOTE 5-2 Mike McDonnell and Joseph Etelman against, motion carries.

(b) Discussion of McCarty Woods

Kevin McEneaney represented the application.

Bill Collins stated that the City Engineer needs to give this application the final approval, since the treatment swale is no longer shown on the revised plans.

Tom Forbes asked if the footprints of the buildings were in the wetland district.

Kevin McEneaney replied that they were not. He also stated that the way that the wetlands were mapped were on the suggestion of Dean Peschel from the City and Jim Gove from the State.

Pete Bouchard stated that he was uncomfortable with approving this without certification from the City Engineer that there would not be any runoff onto the abutting parcel.

Kevin Mone motioned to approve the application with the following conditions:

1. A letter in writing from the City Engineer regarding the project not having a treatment swale any longer, and that there will be no water going onto abutting parcels.'
2. Conditional Use Permit is granted, and;
3. A letter of credit in the amount of \$1,500 be secured.

Tom Forbes seconded.

Pete Bouchard amended the motion by adding that the 50 foot right of way at the end of the cul-de-sac be granted to the City of Dover.

Tom Forbes seconded.

VOTE ON AMENDMENT 2-5 AMENDMENT DENIED

VOTE 1-5 motion denied based on the fact that the Planning Board would like a letter from the City Engineer stating that there will be no additional water on the abutters property.

This item will be brought up under old business on September 26, 1989

- (c) Discussion of McQuade site plan approval on Progress Drive.

Bill Collins recapped the application. He also stated that Mr McQuade had applied to the State DOT for a driveway permit off of KnoxMarsh Road. The section of KnoxMarsh Road where the convenience store is located is a section of State highway. The City Manager received a letter from a citizen who is concerned with the driveway access off of 155. That is why it is before the Planning Board this evening.

Paul McQuade stated that he felt that it was not the City's call as to whether or not he could have a driveway access there. He also stated that it is only an entrance. You cannot exit directly onto 155 from the convenience store, only from Progress Drive. Since it is a state road, that is why he went to the state. First he went to Division 6 in Durham, where he was denied. He appealed it to the state where it was granted.

Kevin Mone asked if the plan that the Planning Board approved had access off of 155.

Harold Preston replied no.

Tom Forbes suggested that the Board go look at it.

This went to a site walk on Thursday, September 14, 1989 at 5:00 PM.

ITEM #7 New Business

- (a) Request for an extension of site plan approval for Free Trade, Inc. (Briarwood Estates)

Jim Caliendo motioned to deny the extension of Free Trade's letter of credit based on the fact that there are six people living there and no improvements have been completed yet.

Kevin Mone seconded.

VOTE 6-1 Pete Bouchard against

- (b) Discussion of extension of approval of Twin Rivers subdivision.

This item was withdrawn

- (c) Discussion of request for time extension to complete site improvements on Sunnybrook Mobile Home Park.

Charlie White represented the request.

Kevin Mone motioned to grant the extension for one year.

Jim Caliendo seconded.

VOTE 6-1 Mike McDonnell against.

Kevin Mone motioned to reconsider Item 7a.

Tom Forbes seconded.

VOTE 4-3 motion denied.

ITEM #8 Adjourn

Jim Caliendo motioned to adjourn.

Mike McDonnell seconded.

VOTE U/A

Meeting adjourned at 9:55 PM