

MEETING MINUTES
DOVER PLANNING BOARD
FEBRUARY 28, 1989

MEMBERS PRESENT: Harold Preston, Joseph Etelman, Otis Perry,
Mike McDonnell, Patricia Torr, Kevin Mone,
Pete Bouchard

MEMBERS ABSENT: Jim Caliendo

OTHERS PRESENT: Bill Collins, Steve Stancel, Mike Casino,
Joanna Childs - Recording Secretary

Meeting called to order at 7:02 PM.

ITEM #1: Approval of Minutes

Otis Perry stated that Item #3 of the February 14, 1989
Planning Board minutes the vote that was taken should be
recorded.

Mike McDonnell motioned to approve as amended.

Otis Perry seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a
minor lot line adjustment of land owned by Robert
and Carol Straton, Assessor's Map 12, Lot 138,
zoned R-12, located at the corner of Rutland and
Fisher Streets.

Robert Straton represented the application.

Mike McDonnell motioned to accept the application.

Joseph Etelman seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Mike McDonnell motioned to approve the application.

Joseph Etelman seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a site review of Tri-City Car Wash (Applicant: Stonewatch Management Corp.), Assessor's Map 4, Lots 16, 17, 18 and 18A, zoned B-2, located at the corner of Central Avenue and Pierce Street.

Bob Bersin of Norway Plains Surveyors represented the applicant.

Pete Bouchard asked what was the distance between the sidewalk and parking space #1.

Bob Bersin stated that it was 25 feet.

Otis Perry motioned to accept the application.

Joseph Etelman seconded.

VOTE U/A

Public hearing opened.

Atty. Malcolm McNeill representing the Seacoast Savings Bank and Rowell & Watson (abutters) stated that they opposed to the car wash having the office space. He then stated that he felt that the site plan did not meet all of the parking requirements since the B & M Railroad did not come through with their parking easement. Also, the parking that the applicant has provided seems to block the entrance and exit of the car wash. Dover does not provide a car wash use in the table of uses, therefore it is up to the Planning Director to decide what use it would come under.

Brain Whitworth owner of the car wash stated that when they first came before the Planning Board back in June of 1988, the B & M Railroad sent them a lease for the parking spaces, after he had signed the lease and sent it back, B & M decided that they did not want to convey the parking spaces. He then stated that he had spoken with them again and they have a verbal agreement about the parking spaces, and B & M is supposed to be sending another lease. In reference to the parking (blocking of entrance & exit as Atty. McNeill stated) we placed cars at the front and rear to see that they fit comfortably and that they do not block the entrance or exit.

As to the number of spaces, we have spoken with the Planning Director regarding this.

Bill Collins asked what the proposed office space would be used for.

Brian Whitworth replied that it would only be for the car wash use.

Malcolm McNeill stated that he reviewed the plan (previously approved) and that only four (4) parking spaces were shown.

Bill Collins replied that four were required and four were provided.

Malcolm McNeill then stated that the plan has changed between the prior one that was approved and the current one that is before the board.

Public hearing closed.

Pete Bouchard asked if the application met all of the requirements.

Bill Collins replied that we were not looking at a mixed use. The office space is strictly going to be used for the car wash and that six parking spaces is adequate.

Kevin Mone referred to the application stating that it specifically stated "office space over tunnel car wash". The Board had asked for Mr. Whitworth to re-apply for the office space, since he did not the first time.

Harold Preston asked the Board to go on a site review. Scheduled for March 1, 1989 at 5:00 PM.

ITEM #4: Consideration of acceptance of an application for a site review of land owned by Kenneth and Nancy Ekola (Applicant: Kevin Keesey), Assessor's Map E, Lot 32-1, zoned E.T.P., located on Watson Road.

Bryan Berlind represented the application for Kevin Keesey.

Otis Perry motioned to accept the application.

Mike McDonnell seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Bill Collins stated the TRC Comments. He also stated that there is no City water out there, and that a water line would need to be extended from County Farm Road (637 ft.). This would be a pro-rata share.

Mike McDonnell motioned to table the application until the water situation is finalized.

Patty Torr seconded.

VOTE U/A

ITEM #5: Consideration of acceptance of an application for a site review of land owned by C & J Travel, Assessor's Map J, Lot 35C-4, zoned I-1, located on Sumner Drive.

Dana Lynch represented the application. He stated that the applicant proposes a 485 space parking lot. 400 of these which would be used by Liberty Mutual, the remaining 85 would be used by C & J. There will be a building with two floors, the first to be used for ticket sales and the second for office space. The facility will be serviced by City water and sewer. The only problem we see is the traffic on Rte. 155 and Sumner Drive, although there is a bond for a traffic signal. The owner is willing to make a \$25,000 donation toward transportation improvements to the 155 corridor.

Mike McDonnell motioned to accept the application.

Otis Perry seconded.

VOTE U/A

Public hearing opened.

Bob ^{Brunelle}~~Bernell~~ of F.W. Webb Company - an abutter - asked if a traffic study had been conducted.

Dana Lynch replied that there had been a study conducted and also stated that Liberty Mutual operates on a flex time schedule. (6-9 am and 3-6 pm)

Public hearing closed.

Bill Collins stated the TRC Comments.

A wetland evaluation was conducted by the City. The land scores below the threshold and the area is available for development. There will be a need for a traffic signal and a decel lane. The developer is going to participate in future upgrade of 155.

The landscaping has been scaled down, and walkways will be striped.

Peggy McLaughlin - Conservation Commission - felt that the tree buffer along the Sousane property should remain intact.

Otis Perry stated that he would like to see landscaping on the border of the commercial zone. He then asked if the fueling and maintenance of the vehicles would be conducted

there.

Dana Lynch replied that they would still be serviced in Somersworth.

Otis Perry then asked what the space will be used for after Liberty Mutual leaves.

Jim Jalbert (owner) replied that it would be utilized by C&J in the future.

Pete Bouchard asked if State permits had been granted yet.

Dana Lynch replied that they have sewer approval but have not received water yet.

Bill Collins stated that the plans for the deceleration lane have been submitted to the State.

Kevin Mone stated that the buffer for the Sousane property should be there. Is the deceleration lane required?

Bill Collins replied that it is required by the Department of Transportation and the City Engineer.

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

1. The deceleration lane be approved by D.O.T and the City Engineer and be an off-site improvement and;
2. A copy of the State permits.

Mike McDonnell seconded.

VOTE U/A

ITEM #6: Consideration of acceptance of an application for a minor subdivision of land owned by Anthony McManus, Assessor's Map M, Lot 20, zoned R-40, located on Back Road.

Harold Preston stepped down on this application since he is an abutter.

Otis Perry took the chair.

Tony McManus represented the application. He stated that he was seeking the subdivision because of a court decree.

Mike McDonnell motioned to accept the application.

Patty Torr seconded.

VOTE U/A

Public hearing opened.

Atty. Schulte representing Patricia McManus stated that she does not plan to subdivide her property within the next couple of months, but will be planning to do so in the future.

Nell Neil an abutter stated that there are alot of poorly drained soils on the site and felt that the Board should look at the site.

Public hearing closed.

Kevin Mone asked if a conservation easement would be required for lot 2. Do they need to come back before the Board to build or do they just need to build within the setback.

Otis Perry replied that it would just be within the setback.

Mike McDonnell motioned to approve the application.

Patty Torr seconded.

VOTE U/A

ITEM #7: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Katherine Towle, Assessor's Map J, Lot 12, zoned R-40, located on Old Garrison Road.

Bill Towle represented the application.

Otis Perry asked if septic approvals have been received or submitted to the state.

Bill Towle replied that they have not yet.

Bill Collins stated that Old Garrison Road is a Class VI road and that there is no City maintenance and that the City Council can only issue a Building Permit.

Mike McDonnell motioned to accept the application.

Kevin Mone seconded.

VOTE U/A

Public hearing opened.

Peggy McLaughlin - ~~an abutter~~ - stated that the road is a path road and is not passable. Her concern is that it is a scenic road, how will it be accessed? Will both driveways be

off of the scenic road?

Bill Towle stated that the driveways will only be on Old Garrison. He also stated that he would maintain the road by plowing in the winter, and bringing in gravel or whatever is needed.

Peggy McLaughlin then asked if the road is to be upgraded, would that be at the owner's expense?

Bill Collins stated that it would be allowed if the Planning Board and the City Council approved it.

Peggy McLaughlin then stated that there should be deed restrictions because the road is classified as a scenic road.

Public hearing closed.

Otis Perry asked if the applicant had applied to WSPCC for approvals.

Bill Towle stated yes.

Harold Preston requested that this application be tabled until septic approval and HISS mapping is submitted.

Mike McDonnell seconded.

Bill Collins encouraged a site walk. Scheduled for 3/7/89 at 5:00 PM.

VOTE U/A

Harold Preston resumed the chair.

ITEM #8: Consideration of acceptance of an application for a minor subdivision of land owned by George Demosthenes, Assessor's Map H, Lot 1, zoned R-40, located on Durham Road.

Nobody was present to represent the application.

Bill Collins stated that this was a very complex application and felt that it needed legal consideration.

Otis Perry asked that the Board suspend the rules and listen to abutters since some of them came to the meeting.

Mike McDonnell motioned to accept the application.

Joseph Etelman seconded.

VOTE 7-1 Kevin Mone opposed.

Public hearing opened

Arthur Gahan - an abutter - questioned where the town lines were. He stated that it had been surveyed a number of times and was wondering if the line that was on the plan was accurate. He also asked if the land had been perc tested.

Public hearing recessed.

Mike McDonnell motioned to table the application.

Otis Perry seconded.

VOTE 7-1 Kevin Mone opposed.

Kevin Mone questioned whether or not this application should be considered a major subdivision due to the complexity and requested that it go before the Technical Review Committee.

Otis Perry motioned to reconsider the previous motion.

Mike McDonnell seconded.

VOTE U/A

Kevin Mone motioned to close the public hearing and send the application to TRC with the following conditions:

1. Variance documentation be provided and;
2. Have the application reviewed by the City Attorney.

Otis Perry seconded.

VOTE U/A

ITEM #9: Consideration of a fee waiver for Charlie White regarding the Pondview Subdivision.

Charlie White represented the request.

Bill Collins explained the situation. The site plan which was approved had expired because a building permit was not obtained within the necessary time period, therefore, this would be considered a new application.

Kevin Mone motioned to grant the fee waiver and for the applicant to resubmit the Pondview site plan.

Pete Bouchard seconded.

VOTE 3-5 waiver not granted.

ITEM #10: Discussion of the status of Three Rivers Farm Road.

Discussion ensued regarding the status. It was the consensus of the Board that the family submit a new application for this.

ITEM #11: Old Business

a. Vote on site plan for Nick Skaltsis, 45 New York Street.

Otis Perry stepped down on this application.

The Board granted two waivers:

1. A waiver of the fence height requirement, as it was on top of a retaining wall, and;
2. A waiver of the 10 foot pavement setback from the property line, it will be 7 feet.

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

1. The gravel drainage detention area be changed from gravel to grass, and;
2. The retaining wall be constructed as on the site plan.

Mike McDonnell seconded.

VOTE U/A

b. Vote on resolution to send Utility Section of the Master Plan to a Public Hearing.

Otis motioned to send the resolution to public hearing.

Mike McDonnell seconded.

VOTE U/A

Pete Bouchard motioned to adjourn.

Richard Lak seconded.

VOTE U/A

Meeting adjourned at 10:20 PM