

**DOVER PLANNING BOARD  
MINUTES OF MEETING  
MARCH 12, 2002**

**MEMBERS PRESENT:** David Landry, Beth Thompson, Margaret Stevenson, Parks Christenbury, Dennis Ciotti, Charles Maglaras, Pete Lavoie, Ron Cole, Frank Torr

**MEMBERS ABSENT:** Anthony McManus

**STAFF PRESENT:** Steven Stancel, Planning Director; Rick Jones, CD Coordinator and Jacqueline Freeman, Recording Secretary

Chairman Cole brought the meeting to order at 7:02 PM.

**ITEM #1: Citizens' Forum**

No one spoke

**ITEM #2: Approval of two sets of minutes.**

Ron Cole elected to combine the approvals of the non-public meeting minutes of February 26, 2002 and the regular meeting minutes of February 26, 2002.

Frank Torr made the motion to approve both sets of minutes with the amendment to the non-public minutes.

Beth Thompson seconded.

**VOTE U/A**

Chairman Cole said that he would jump to Old Business, the discussion and vote on the CDBG Applications.

**ITEM #9: Old Business**

**a. Discussion and vote on CDBG applications and budget.**

Chuck Maglaras stated that the Board has discussed the recommendations at length and made the motion to approve.

Parks Christenbury stated that he was extremely impressed with the professionalism of the Board and the amount of time that was put into this item. He said there were some tough decisions to make but everybody came to a consensus on each and every item.

Parks Christenbury seconded.

**VOTE U/A**

Ron Cole stated that he wanted to clarify one situation with respect to the \$45,000 that was requested by the Recreation Dept. He wanted to reaffirm that Rick Jones stated that in the event that the Council opts not to put it in the CIP, the Board has the option to

revisit the issue and move money from one area to another. Ron wanted to make it clear with Rick that it could be done.

Rich Jones said that it could be done.

**VOTE U/A**

**ITEM #3: Consideration and acceptance of an application for a minor lot line adjustment of land for Stabile Homes at Dover, Inc., Assessor's Map M, Lots 83-7 & 83-15, zoned R-40, located on Overlook Drive & Quaker Lane. \*(P02-05)**

Kevin McEneaney represented the applicant. He had a site plan of the Overlook Subdivision on Tuttle Lane containing the areas that affect the next three items. He said that the original layout for lot #15 was a large lot of 22.7 acres, a majority of which was on the opposite side of the brook. The Stabile Co. has not determined the disposition of this parcel. The reason for the lot line adjustment is that Lot 15 will be in the first phase of construction so they would like to convey it as a smaller lot.

Pete Lavoie was concerned that it might leave a land locked piece of land.

Dennis Ciotti asked if there were plans for Lot 7.

Kevin said that right now it's a single-family 25-acre lot and they have no plans.

Beth Thompson made the motion to accept.

Pete Lavoie seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

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

1. Add the owner's signature to the plat.
2. Revise the plat by adding a note indicating that the applicant will provide the City with a digital copy of the final plat.

Dennis Ciotti seconded.

**VOTE U/A**

**ITEM #4: Consideration and acceptance of an application for a minor lot line adjustment of land for Stabile Homes at Dover, Inc., Assessor's Map M, lots 68E & 83-1, zoned R-40, located on Tuttle Lane. (P02-06)**

Kevin McEneaney stated that the land is going to increase the Linn's lot. Lot #1 will be reduced by 1/3 of an acre and the Linn's parcel is currently about 1/3 acre and will double in size.

Beth Thompson made the motion to accept the application.  
Pete Lavoie seconded.

**VOTE U/A**

The public hearing was opened.

David Dunner, 34 Tuttle Lane asked for a clarification of the location of the parcel.

Kevin McEneaney pointed it out on the plan.

The public hearing was closed.

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

1. Add the owner's signatures to the plat.
2. Revise the plat by adding the minimum building setback lines to Map M, Lot 68E.
3. Revise the plat by adding a note indicating that the applicant will provide the City with a digital copy of the final plat.

Peg Stevenson seconded.

**VOTE U/A**

**ITEM #5: Consideration and acceptance of an application for a minor subdivision of land for Stabile Homes at Dover, Inc., Assessor's Map 83C & 83-22, zoned R-40 located on Tuttle Lane/Quaker Lane.(2 lots) (P02-07)**

Kevin McEneaney explained that the Stabile Co has acquired the house located on the corner of Tuttle Lane and Quaker Lane, which abuts Lot 22 of the Overlook Subdivision. The proposal is to change the line between Lot 22 and the parcel with the house and then to subdivide into two lots.

David Landry asked about the utilities and how far they would go and who would be able to hook up and who wouldn't.

Kevin McEneaney pointed to the areas where the sewer line would go and where it would service the Downer parcel, as well as, the newly created lot.

Dennis Ciotti asked if Mr. Downer was hooked up to the sewer and water yet? He asked if Stabile would be agreeable to hooking up Mr. Downer with no fee to Mr. Downer. Dennis said that it was agreed to install the pipe to his property line but not to connecting and hooking him up.

Mr. Downer said that they were going to bring the pipe to the corner. He said that he was the only one that has to hook up to City sewer and water because of this subdivision.

Dennis Ciotti said that he has a problem with a big development like this affecting an individual homeowner. He said that he has no problem with the development and what they are doing, but he thinks that Stabile Homes should bite the bullet for Mr. Downer and accept all fees in hooking up his house to City sewer. It is not his fault that the

development is going in and he should not have any out of pocket expenses. He said if they are willing to do that, he has no problem with accepting these extra lots.

Dennis Ciotti made the motion to accept the application.

Beth Thompson seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

Close the public hearing.

Steve Stancel gave the staff recommendation and said that item #3 could be added to include connecting Mr. Downer to the new sewer line complete to his house and all fees to be paid by the applicant.

Pete Lavoie said that it should be defined a bit more. It sounds like Stabile is supposed to go right up there and hook on to his foundation. Pete said that the fees to the City is what Dennis was concerned about.

Dennis Ciotti said that he is concerned about the outlay to Mr. Downer for having to hook up to the sewer because of this development. He said that he realizes that he can't let them come into his house and put everything in totally free, but usually the City runs the stub to the street and it's the homeowner's responsibility to connect to that. He said that he thinks that up to Mr. Downer's foundation should be Stabile's problem also.

Pete Lavoie said that there is an \$1,100.00 fee to the City for hooking up. Pete said that he wants to clear that up.

Dennis Ciotti said that he wants it clearly stipulated also that it's \$1,100.00 to hook up but what about the site work and the pipes and connectors etc.

Steve Stancel asked if because he is already on City water, the fee shouldn't be only \$600.00 for the sewer tie in.

Kevin McEneaney asked if we could get a clarification from Mr. Downer as to where the sewer line for a septic currently exits the house.

Mr. Downer said that it exits his foundation from the rear.

Kevin McEneaney said that they would not have any problem bringing that up to the foundation as long as the internal work is not their responsibility. He said that they would accept that as a condition of approval.

Ron Cole said that any fees incurred by bringing the pipe to the foundation will be taken care of by the applicant.

Pete Lavoie said that the new tie in fees for the sewer was increased to \$1,100 per unit.

Ron Cole said that we are including the tie in fees as well.

Chuck Maglaras said that 150 feet of frontage is needed and unless he is reading the plan wrong, the plan only has 149 feet and is a foot short. He said that he is curious if this is a mistake.

Kevin said that he would fix that.

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

1. Add the owner's signatures to the subdivision plat.
2. Revise the plat to add the standard subdivision notes #22 (street addresses) and #25 (digital copy of final plat).
3. Connecting the sewer line to the foundation of Mr. Downer's house. All fees to be paid by the applicant.

Dennis Ciotti seconded.

**VOT U/A**

**ITEM #6: Consideration and acceptance of an application for a minor lot line adjustment of land for McEneaney Survey Associates, (owners – Ellen & Ruben Meeks, William & Lorraine Quimby, Todd & Tina Andrade) Assessor's Map B, Lots 4-55, 4S & 4 Q, zoned R-40 located on Sixth St./Cottonwood Drive/Wildwood Lane (P02-08)**

Kevin McEneaney stated that this lot line adjustment is in Alden Woods. It is house-cleaning item that will take small slivers that happened during the Alden Woods subdivision and add them to the different parcels.

Dennis Ciotti made the motion to accept.

Peg Stevenson seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Parks Christenbury made the motion to approve with the condition that the owner's signature be added to the plan.

**VOTE U/A**

**ITEM #7: Consideration and acceptance of an application for a major subdivision of land for Northam Builders, Inc. (owner Darlene Kay White)**

**Assessor's Map F, Lot 22A, zoned R-40, located on Littleworth Road.  
(25 units) (P02-01)**

Bob Stowell, Tritech Engineering, represented the applicant. He introduced Doug LaRosa and Atty. Jim Schulte. He described the location of the parcel stating that it abuts the Ezra Green subdivision. He explained that they are in the R-40 zoning district that requires 30,000-sq. ft. if there is water and sewer available. They will tie into the City water and loop it to Ezra Green. He said that they are also going to tie into the roadway system. He said that City sewer is available at the entrance of Ezra Green with possible extensions to abutting properties. They had initially proposed one to the westerly side of their project for an extension and at TRC it was proposed that they should also look to the north of the property where there is another abutter. He said that it does look like they could accommodate that. They do require a dredge & fill permit as part of this application and since the TRC, they have been to the Conservation Commission. The Conservation Commission has not acted on the application and would like to participate in the site walk with the Planning Board. He said that the State driveway permit has been filed with DOT and they don't anticipate any issues with that. They are considering phasing. He said that they might bring the initial road construction to the intersection where Susanna's Lane would come over from Ezra Green and leave, for a future phase, the cul-de-sac that continues north into the project.

Steve Stancel asked Bob Stowell to address how the drainage would tie into the existing system and where will the water from this project would go.

Bob Stowell said that there is quite a bit of drainage that goes through the property and they have tried to work with the wetlands the best they can. They do have some minor impacts that will need approval through the State. Most of those areas that are identified as wetlands also provide drainage that goes across their property from west to east. Bob said that once that it reaches that common boundary line between this site and Ezra Green, it comes together and heads out to Littleworth Road and crosses under the culvert on Littleworth Road. As part of their road construction, they have proposed to break up the drainage into several small areas and discharge it across some of the lots to get proper treatment and detention for it and then let it continue down where it naturally drains out to Littleworth Road.

Ron Cole asked where it goes from there.

Bob Stowell said that he is not certain where it heads from there. There is a pretty significant wetlands system behind the Crosby Road Industrial Park.

Peg Stevenson asked if they looked at an ADS.

Bob Stowell said that they did discuss that at TRC. He said that that was their initial thought. They found that due to the configuration of the lot, which is very narrow that the majority of their front land is where the majority of the wetland is. He said that it

didn't provide a very efficient layout for an ADS. Their best developable land is in the back of the property.

Peg Stevenson stated that she was thinking that they have the connector into the Ezra Green Subdivision and it might make more sense to leave the front portion undeveloped and do an ADS in the back.

Bob Stowell said that according he regulations, they can't go any more than a1000 feet with a cul-de-sac. He said that is why the potential of this project of coming in and looping back out to Littleworth Road from the front was why Ezra Green was permitted in the first place and the waiver was given for the cul-de-sac length knowing that this project was under development. The connection out to Littleworth Road is necessary. Bob said that there would be no driveways on Littleworth Road. The two front lots will have a common driveway

Bob Stowell said that recreation was brought up at TRC. He said that they hadn't formulated any game plan on whether they would do a tot lot or possibly a financial contribution or both. Those are issues that still need to work through with staff and the Board. They are look towards the possibilities of leaving right-of-ways to future expansion. He said that could possibly provide the financial contribution for Ezra Green to get some stuff for the kids to play on.

Steve Stancel said that there is a walking trail on the Ezra Green parcel and the Theodore parcel was also provided to the City as part of the recreational potential.

Ron Cole said that the Board could check the potential for some sort of joint recreation during the site walk.

David Landry felt that the configuration of Susanna's Lane might look pretty strange.

Steve Stancel answered that it was discussed at TRC and whether to make it a straight through road. He said that the latest planning concept is to create a roundabout with an island in the middle of the cul-de-sac. It slows cars down because they have to travel around the island. He said that Pete Lavoie is cringing because of the snowplow issues it creates.

Steve Stancel stated that there will be 70 some odd lots in that area so it's getting up there and there is potential for future additional lots adjacent to this. You could conceivably have well over 100 lots in this immediate area.

Frank Torr made the motion to accept the application.

Beth Thompson seconded.

**VOTE U/A**

The public hearing was opened.

Purnel Ross, 82 Littleworth Road, said that water tends to seek its level from a high point to a low point. His property and his neighbors is at the apex of all the activities. He said a year ago Malcolm McNeill presented the project for Ezra Green. The only thing that they were concerned about at that time was bringing a sewer system up from the Industrial Park between his house and his neighbor's house through a right-of-way to Ezra Green. It turned out what they did was created a bog and a swamp. They also put in a drainage system from the Ezra Green area that came under the road and drained the water from the big project onto their property. He said that Kelly Brook is also on their property and all of the water from the area, that will include this new construction, will come under the highway and feed onto his property through a pipe that is about 24" in diameter. He said that the brook hasn't been cleaned out in possibly 200 years and if you are going to add 72 home sites, you will be increasing a problem that is already there.

Mr. Ross said that his neighbor and himself have talked to the onsite supervisors during the construction phase of Ezra Green and expressed their concern about the drainage and they were assured that it would be better than it was before. He said that there are pools of water on his property that were not there before. He said that his neighbor's problem has increased and they would both loose part of their land. He said that in his own opinion, he doesn't believe that they were dealt with in good faith. He said that the drainage system has not been addressed. He said that he has recently done extensive research on the property and Mr. Theodore had the whole area resurveyed. What they found was that his own property goes all the way over to his neighbor's. They are not opposed to developing property; all they are asking is that those who have been there for many years don't have to suffer because of the expediency of creating new housing. They are only asking for is a fair shake and someone to come out and talk to them. They would like to see the project done but done right and to stop cutting corners. He said that there is an ordinance for hooking up to a city sewer line if you are within so many feet of it. He said that he asked at an initial meeting if they would be connected since they didn't ask for that sewer line in the first place although they saw the necessity for it. Also if they connect, why should they have to pay for it. He said that it would make sense for the line to be brought up to the foundation to both of those properties and whenever the owners decide to connect into the house, they could bear that expense.

Larry Pippin, 821/2 Littleworth Road, stated that the State still refuses to do their job. He said that when he moved in there he didn't have cattails or wetlands. The culvert backs up into his yard. He said that he spent a lot of money ten years ago to build up his yard to make it where he could walk on it. After all that money and all that time, he is right back where he was ten years ago. His land is getting smaller and smaller. He said that when he bought the land in the 80's, he could walk out on his land any time of the year and never get his feet wet and now 75% of the time he has water running through the ditch. They paved the ditch down from Garrison Woods so it all runs down through his yard to the end of the culvert and back into his yard. He said that he is tired of everybody's water running down his yard. They are going to make money off those houses but he is tired of giving up his land.

William Dodge, 78 Littleworth Road, stated that his land abuts Mr. Ross's property. He said that with the Ezra Green situation, it was his land that got impacted the most. When they brought in the drainage ditch the water just drained out into its lowest place which is unfortunately for him, his back yard. He said that the engineer assured him that they were going to drain this off into the wetlands. He said that what happened is that they deliberately aimed that water to go into his back yard. After he went down to the Engineering Office to complain, the engineer from Norway Plains came out to look over the site. They came out and dug out a shallow ditch so that the water didn't drain on his property. He said that the pipe when they brought it under the road was aimed properly, unfortunately, they didn't keep going with the pipe and then they angled the water coming from the pipe over onto his property. He said that it would seem to him if they are going to bring the water from the road again down from this subdivision and tie it in to the water drainage system again, it will impact his property and Mr. Ross' all the more. He said if they did the job right they would take the line and extend it further back into the wetlands in the back of the property. The design of this project to the existing culverts will direct more water onto his property. He said that he is not opposed to the development but there is only so much water that they can take in their back yards. You'd never know that we were in a drought to see his back yard. He now has 6 to 8" of water on 1/3 of his property and last year it was even worse. He asked that the Board take into consideration his concerns about the drainage. He feels that the problem could very easily be solved by taking the existing water pipe and extended it back into the area parallel to the sewer line that extends quite a bit back into that wetland area.

Clara Ross, 82 Littleworth Road, said that she agrees with everything that she has heard tonight. She opposes this construction mainly because the water will go on her property. She stated that they are getting water from Ezra Green in the front yard and they will get it from Emerald Wood in the backyard. She recommends that everyone come out for the site review to see what is going on. She asked that they do something because they are in trouble. She emphasized taking a good look to see what is going on.

Chairman Cole recessed the public hearing.

Ron Cole set the site walk for 9:30 AM on Saturday, March 16, 2002.

Ron Cole said that he recalls the conversation of a couple of years ago when this issue was taking place and it sounds like it didn't get handled like the Board thought that it would be handled.

Steve Stancel stated there are three pages of comments from the TRC, all of which still need to be addressed because these plans are essentially the same as the one that TRC saw. Steve said that Tom Fargo Conservation Commission Chairman indicated that they would be joining with the Planning Board for the site walk.

Frank Torr asked if the Planning Department and the Engineering Department could take a look at the Ezra Green plans to see if any corrective action could be taken. Also, if this project passes, to make sure it doesn't impact these people to the degree that it has.

Beth Thompson made the motion to table.

Frank Torr seconded.

**VOTE U/A**

**ITEM #8: Consideration and acceptance of an application for a lot line adjustment and site plan of land for Sawyer's Mill Associates, Assessor's Map 16, Lots 11, 12, & 13B, zoned UMUD, located on Mill Street. (6 units) (P02-03)**

Joe Coronati, Jones and Beech Engineers, represented the applicants who manage Sawyer Mills. The existing site consists of three parcels that total 1.07 acres and they contain an existing 2 ½ story brick building that was an off-price retail outlet. Lot 11 & 12 consists of an existing parking lot that has been used by many different people over the years. There is an agreement that 35 of the spaces in that parking lot are to be dedicated to Sawyer Mills for overflow parking. They are proposing to renovate the existing building into 6 apartments. They will be removing existing pavement, fences and overgrowth. They will maintain the 12 parking spaces required for the 6 new apartments, as well as, continue to maintain the 35 overflow spaces from Sawyer Mills. He said that that they are adjusting the lot line between lot 11 & 12. The existing lot 11 will be maintained under the ownership of Sawyer Mills, and they will always contain the parking spaces for the overflow parking. The curbing along Mill Street will be reset and a brick sidewalk will be built from the main entrance on the south side of the building all the way to a new sidewalk that they are planning on constructing. Half of the curbing on that side of the entrance will be reset and half will be new curbing along Mill Street all the way to the entrance to the parking lot.

Mr. Coronati said that the parking will receive an overlay and they plan on constructing some landscaped islands. He said that under the regulations, they are required to have 24 feet of an isle width for that two-way traffic in the 90 degree parking spaces. They are planning on widening the parking lot to the extent possible. There is an embankment on the East Side of the lot that averages between 6 & 8 feet tall up to the abutters' properties. They are planning on widening that as much as they can and that still only provides them with 22 feet of isle width between the isles but it does widen the parking lot. They will need a small retaining wall along the embankment. He said that that does require a waiver. He said that at the TRC meeting they originally included 20 foot wide isles and they recommended that we go to 22 foot wide to get as much width as possible for snow removal and turning movements. Because of the existing pavement on the property on lot #11 and a lot of 13B, they are removing sections of pavement, which will reduce the impervious area from this project.

Chuck Maglaras asked about the front sidewalk. He was concerned with the two-way traffic passing by. He asked if the sidewalk was encroaching on the right-of-way that the City has through there. He asked what the width of the road would be.

Joe Coronati said that the majority of the sidewalk will be in the City right-of-way.

Parks Christenbury 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.

Chuck Maglaras asked about the 22-foot wide lanes in the parking lot and yet the road that everyone is going to be using that is only 20 feet wide. He was concerned about the vehicles coming in and out of there. He asked if a couple of feet should be taken off the sidewalk.

Steve Stancel said that staff would like to see wider than 20 feet but in certain areas of the urban core where you have existing brick buildings such as these, it is not possible to obtain. When we looked at this project, as well as, the Holmwood project, we determined that 20 feet was going to be the maximum that could be achieved in this corridor. He said that he didn't think that anyone would want the road going any closer to the building than it currently does, so 20 feet is livable. The 6 residential units are less of a traffic generator than what was there previously.

Chuck Maglaras stated that the road was also one way before and now it is two way and he is just concerned. If the Planning staff and the Engineers feel that it is adequate then he just disagrees with them.

Parks Christenbury made the motion to approve the site plan as well as the lot line adjustment and the waiver for the 22 ft. wide isle widths with the following conditions:

1. Add the owner's signature to the plat and the site plan.
2. The applicant shall contribute the sum of \$400 to the City, as the development's fair share towards the local match portion of the City's congestion Mitigation and Air Quality (CMAQ) project of signalizing the Back River Road/Durham Road intersection and coordinating the signal at the Mill Street/Central Avenue intersection. Said contribution shall be paid prior to the issuance of an occupancy permit.
3. The applicant shall contribute the sum of \$2,080 to the City for the Charles Street sewer pump station upgrade. Said contribution shall be paid prior to the issuance of an occupancy permit.
4. Additional conditions recommended by the City Engineer in their memo of March 8, 2002 as follows:
  1. The concrete trench drains and 4" perforated pipe should be tied into the closed drainage system.
  2. The grass berm should not be installed to divert water into the road.
  3. The curb installed should continue in a straight line by the end of the brick walk and new tipdown. The curb should not bump out as is currently shown.

4. There appears to be a low point where the water will puddle along the new curb by the sewer manhole. Elevation 51.68 along the curb and 51.8 elevation on the rim of the catchbasin. The catchbasin should be lowered and the area graded toward it or a new catchbasin installed.

Peg Stevenson seconded.

**VOTE U/A**

Ron Cole stated that John Sullivan submitted his resignation from the Board as an alternate.

Ron Cole reminded the Board that Wednesday, March 20<sup>th</sup>, 7 – 9:00 PM at the Dover Middle School Renaissance Room, the Growing Greener Workshop.

Ron Cole said that we would be addressing some of those issues in the subcommittees that he is about to set up. It would be to everyone's advantage and education to attend that workshop.

Ron Cole said that by Friday he would fill each of the committees. He said that there are some openings on the Quality of Life portion. There were not many who signed up for that subcommittee and it is probably the largest catch all of all. He said that one thing that he forgot to add to this is the Scenic Road Ordinance situation.

David Landry said that besides the team that he was put on he would like to work on the Quality of Life subcommittee. He said that we can't stop growth, but there is no reason that we can't make things look architecturally attractive in our community.

Ron Cole said that David Landry put up an interesting point. Ron said that the City Manager at the last meeting, started giving everyone, a civics lesson on what a community does and where it spends its money. He said that he was under the impression that there could be potential for the loss of a couple people in the Planning Department if certain things occur or do not occur with respect to the new budget. We do have to remember that a lot of the stuff that the Planning Department does is esoteric to a certain extent. Ron said that the Board is the caretaker of our children's future. He said that he is sure when it comes time to decide how to allocate the money everybody will have his or her own issues to put forth before the Council. Ron said that we do have to remember especially because we are doing so much development in the community, that we have to pay double the attention that we have had to in the past to make sure that this community grows properly.

Parks Christenbury said that there are several Councilors that have approached the City Manager and asked him to augment Planning Staff and augment it as soon as possible. They are waiting for the Manager's response. He said that he is looking at some options but the Councilors that he was speaking to realize that Steve is under the gun and they wish to augment his staff, not next year, but as soon as possible. He said that everyone on the Council is pushing forward to get additional help in that office as soon as possible.

Steve Stancel said that he has been asked what time commitment could be anticipated in regard to the 4 subcommittees. He said that he has been telling people that it will be 2 – 3 months' time frame and probably looking at 2-hour meetings every other week.

Ron Cole asked anyone who is listening or watching to contact the Planning Department prior to 4:00 PM on Friday if they are interested in serving on one of the following subcommittees:

1. Residential Changes to Manage Growth
2. Promote Increased Commercial and Industrial Base
3. Open Space
4. Quality of Life.

Ron Cole said that he is going to request after the subcommittees are appointed, that they have completed recommendations for edification of the Board by the second meeting in June, the 4<sup>th</sup> Tuesday of the month. He recommends that the subcommittees start meeting after the 20<sup>th</sup>.

David Landry asked about the possible development at Weeks Crossing. He said that is a prominent Intersection.

Steve Stancel said that they are coming before the ZBA next Thursday and because the zoning regulations say that the maximum height is 45 feet and because they wish to put on a peaked roof, as opposed to a flat roof, they exceed that 45 foot recommendation by just a few feet. He said that the Planning staff would be speaking in favor of it.

Beth Thompson stated that there will be a Plan NH breakfast meeting in Concord, regarding sprawl, on the 28<sup>th</sup> of March, for \$18.00.

Parks Christenbury stated that he wanted to thank John Sullivan for his service to the Board and his service to the community. He said that he raised a lot of good questions.

Ron Cole said that John Sullivan would be missed and said that he was a good Board member.

#### **ITEM #11: Adjournment**

Parks Christenbury made the motion to adjourn.

David Landry seconded.

**VOTE U/A**