

**DOVER PLANNING BOARD
MINUTES OF MEETING
AUGUST 27, 2002**

MEMBERS PRESENT: Parks Christenbury, Frank Torr, Peg Stevenson, David Landry, Ron Cole, Tony McManus, Beth Thompson, Pete Lavoie, Joyce El Kouarti

MEMBERS ABSENT: Chuck Maglaras, Dennis Ciotti

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

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

Ron Cole announced that under old business, Item #6, 2, discussion and possible posting of proposed regulation changes would be addressed tonight but they would not be having a public hearing because they have had numerous hearings prior to this evening. However, he is going to entertain comments from the public this evening. He said that there will be numerous public forums available to the public as we go down the road to determine if we will take action on those issues or not. The full text of the proposed changes are available online. He announced if anyone was here to address the armory issue on Oak Street, the rezoning to B-3 will not happen: it will be removed.

ITEM #1: Citizen's Forum

John Scruton stated that he wanted to speak on commercial zoning but would wait for a public hearing.

ITEM #2: Approval of the minutes

Frank Torr made the motion to approve.
Beth Thompson seconded.

Tony McManus pointed out where on page 6, second paragraph, "he said" should be "she said."

VOTE U/A

Abstained – Pete Lavoie

ITEM #3: Consideration and acceptance of an application for a lot line adjustment of land for Michael Davis, Assessor's Map N, Lots #2-2 & 2-3, zoned R-40, located on Three Rivers Farm Road. (P02-47)

Kevin McEaney represented Mr. Davis. He said that Mr. Davis owns both lots and wants to include waterfront with each of the lots and would also add some field area to the second lot to raise horses. The square footage is almost identical.

Frank Torr 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.

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

1. Add the owner's signatures to the plat.
2. Revise the plat to add two GIS points.

Joyce El Kouarti seconded.

VOTE U/A

ITEM #4: Consideration and acceptance of an application for a site review of land for Portsmouth Christian Academy, Assessor's Map J, Lot 1-C, zoned R-40, located at 20 Seaborne Road. (P02-41)

Mark Woglom, Opechee Construction, gave a brief overview of the proposal. He stated that they are proposing to add an addition to the existing facility and to construct a 22,000 sq. ft. high school facility. He said that they would be adding another 100 parking spaces, which is in excess of what the ordinance requires. He said that they will not be disturbing any wetlands. The property is serviced by sewer. The facility is running on a number of wells and they will be constructing a water line to the new and the existing buildings. He said that this project has been master planned and there is land available for more expansion. He showed the rendering of the new school.

Mark Woglom said that they have updated the existing traffic study and that he understands that this will go to an outside traffic review.

Dennis Runey, Headmaster, said that this year they will begin with 720 students and in the next 8 years they expect to grow that number to 280 more students, for a total of 1000 students from preschool through high school. He said in anticipation of concerns to vehicle traffic they have added three more bus routes and increased the carpooling to reduce the number of vehicles that come down to the school. Mr. Runey stated that bus #1, picks up in MA, Hampton and Kittery. Bus #2, picks up in Kingston, Exeter, Stratham, Newmarket and Durham. Bus #3, Alton, Farmington, Rochester and Somersworth. Bus #4, Wells, York, Berwick and Rollinsford.

Ron Cole asked how many students at Portsmouth Christian are Dover students.

Dennis Runey stated that 135 are Dover residents and by 2010 over 200 students will be Dover residents. Mr. Runey stated that there are mixed grades on each bus and they

adjust the seating according to their size. The busses should have about 1/3 high school, 1/3 jr. high and 1/3 elementary.

David Landry asked if there is a criteria as to who has to ride the busses and who doesn't ride.

Dennis Runey answered that Dover residents have the option to ride the public busses to the school. Any parent who wants their child to ride the bus can ride the bus as long there is room on the bus. They have parking restriction. The seniors have the first shot as long as there are spaces. He said that the students have to demonstrate the maturity in terms of behavior and academic progress. Parking is not automatic. Mr. Runey stated that about 40 students drove to the school last year. He said that the school start time is 8:10 AM and dismisses at 3:25 PM. Mr. Runey said that they received some complaints about speeding vehicles and they reported them to the Dover Police Dept. They admonished and urged the parents and students who drive to make sure that they are good citizens and observe the speed limits. He said that if they can prove, without a doubt, that a student has been speeding they will loose their parking privilege. Mr. Runey stated that approximately 175-180 ride the bus.

Peg Stevenson made the motion to accept the application.

Beth Thompson seconded.

VOTE U/A

The public hearing was opened.

Ron Cole stated that he would open the public hearing, listen to any thoughts or comments, keep the public hearing open and schedule a site walk.

There were no comments.

The public hearing was recessed.

Frank Torr made the motion to table for a site walk.

Beth Thompson seconded.

VOTE U/A

Ron Cole set the site walk for Wednesday, September 4th, at 5:30 PM. The meeting spot would be in front of the main building. He asked Mr. Woglom to flag the area.

ITEM #5: Consideration and acceptance of an application for a site review of land for Lafrance Hospitality, Assessor's Map 39, Lots 78, 83, 89-94, zoned B-5, located at Weeks Crossing/New Rochester Road/Old Rochester Road. (97 hotel rooms) (P02-43)

Mark Woglom, Opechee Construction, stated that he was representing Lafrance Hospitality and Peter Russell who is the owner of the property. He said that they are

proposing to construct a 97 unit hotel. He said that the property currently has a home on it and a series of mobile homes. He explained where the property was located. He said that there is just under 5 acres of property, broken up in a series of lots. They are proposing to rearrange the lot lines to create 3 new lots. He pointed to a portion of land that will be acquired from the State of NH and stated that all the agreements are in place to transfer the land to Mr. Russell. He went over the location for the access road that was promised at the time that the property across the street was developed. This was done at the request of residential property owners so they could have easier access to their homes rather than making a U-turn on Indian Brook Drive. He said that there is some money in escrow for a light at the intersection of the new connector road and Willand Pond Road. He pointed to the right hand turn only driveway that would come off of New Rochester Road. This would benefit their development and it would not provide any detriment to the intersection. He said that there are 100 parking spaces for the 97 units. The building will be 4 stories. He said that architecture was very important and they did go to ZBA to allow for a pitched roof. There will be only a complimentary breakfast served and no food prep and no outside sales. There is a meeting room for conferences for guests and an indoor swimming pool. At ZBA there were some abutters that requested the relocation of the dumpster and screening along the property line, which they have done. They have also reduced the height of the light fixtures so light would not spill off the property.

Mark Woglom explained that the hotel patron would go down the connector road and go down the driveway easement to the hotel. He also explained that there would be signage to let the hotel patron know that there is no access by taking a left hand turn to go towards the traffic circle.

Mark Woglom explained that the traffic study and the improvements that they have made to the intersection will be going to an outside consultant.

Tony McManus asked if a subdivision plan was needed if the lots are being combined.

Steve Stancel stated that they did submit a subdivision plan but it was omitted by mistake. It will be advertised and come before the Board when this item comes up again.

Mark Woglom stated that the highest intensity use that could go on the empty lot was used so whatever use could transpire would be applied in the traffic report.

Tony McManus asked Mr. Woglom if anyone from the City had approached the developer about locating the hotel in downtown Dover.

Mark Woglom stated that he did not think so.

Parks Christenbury said that he has some concerns with the size of the building and some communication problems that exists in the north end of the City.

Frank Torr asked if the realignment of Route 108 has been coordinated with the State.

Mark Woglom stated that the State has deferred jurisdiction to the City. The City will be the sole entity and there will not be a driveway permit requirement. He said that they asked that questions twice.

Peg Stevenson asked if the parking includes the employees as well. She asked how many people would the conference room accommodate.

Mark Woglom explained that there would be one parking space per unit. The times which the property is full are times when the staff is gone. It's not a full service hotel, you won't have room service. Mark Woglom said that the conference room is the size of two hotel rooms.

David Landry asked if there are any environmental issues on this property.

Mark Woglom said that there was a gas station at one time, the tank was removed and the area was cleaned up at that time. The mobile homes will be demolish and they will remove asbestos or anything else of that nature, but there nothing that requires environmental cleanup.

Steve Stancel stated that they are in the process of hiring an independent traffic consultant to review the numbers. One of the things that they are having them look at is the right turn lane in at the individual road access, as well as, the alignment of the traffic signal. They do have calls in to the State to confirm that they are not interested in reviewing this project. It was a surprise to the Planning Department as well, since the State did review the Indian Brook project across the street. He said that the proposed improvements, in relation to Exit 10, would be primarily north of this property so it would not necessarily impact this area. One of the keys to this project is the cut-thru road. Any future development on the vacant parcel will be accessed off of the internal roadways and not come off the main road.

Beth Thompson made the motion to accept the application.
Joyce El Kouarti seconded.

VOTE U/A

Steve Stancel stated that he anticipates that the 2nd meeting in September will be the final approval meeting and the subdivision will be brought up the same evening. They are basically one and the same.

The public hearing was opened

Richard Brownley, 115 Old Rochester Road, stated that he had no problem with the access road but would like screening for his property.

Mr. Arthur Johnson, 11 Old Rochester Road, stated that the car lights will shine in his dining room. He as concerned with the water pressure as they don't have much pressure now.

Mark Woglom stated that they will have a booster pump to supplement the pressure.

Pete Lavoie stated that Staples has a booster pump and anything that is two stories will need a booster pump. He added that it won't take away from the existing water pressure. Pete said that there are future plans in the CIP to increase the size of the main. He also spoke about putting a water tank on Longhill or Black Water Road to bring the pressure up.

Mr. Johnson stated that he is all for the hotel and it is the best thing to happen.

Mark Woglom stated that he will be adding screening for both properties.

Steve Stancel stated that the road will be a right-of-way with public access and it will be maintained privately.

Richard Lafrance, stated that they are a second generation family business. He said that they have developed 3 Hampton Inns in Massachusetts. They develop the hotels and manage them themselves. It is a real nice site for them and the City. He said that in the evening 11 – 7:00 shift, there are one or two staff people in the building. He said that they found that 80% of the patrons have one car. He said that they are comfortable with Opechee Construction because they are a New Hampshire firm.

Parks Christenbury said that this is a class operation and they are proud to have this project in Dover.

There was some discussion as to what side of the hotel would be seen from the different roads.

Mark Woglom stated that the back is nearly identical to the front with the exception of the portal.

Chairman Cole recessed the public hearing.

Ron Cole scheduled a site walk for Monday, September 9, 2002, at 5:30 PM. The meeting place will be at the cemetery. He asked for the site to be flagged.

Parks Christenbury made the motion to table.

Peg Stevenson seconded.

VOTE U/A

Ron Cole called for a 2 minute recess.

Ron Cole brought the meeting back to order.

ITEM #6: Old Business

1. Discussion and possible vote on an application for a subdivision of land for Elliot Rose Company of Dover, Inc., located on Dover Point Road. (P02-34)

Frank Torr made the motion to remove this item from the table.
David Landry seconded.

VOTE U/A

Steve Stancel gave the staff recommended conditions of approval.

Frank Torr made the motion to approve with the following conditions:

1. Add the owner's signature to the plat.
2. Add the surveyor's stamp and signature to sheet S-1.
3. Provide the Planning Department with a copy of the NH Department of Transportation Driveway Permit and add the permit number to the plan.
4. Revise the plat to increase the width of the road pavement from 28 feet to 32 feet.
5. The existing buildings on Lot 19C shall be removed prior to recording the plat.

Beth Thompson seconded.

VOTE U/A

2. Discussion and possible posting of proposed regulation changes including residential changes to manage growth, changes aimed at promoting increased Commercial/Industrial base; changes that promote open space; and changes that protect and improve the quality of life. The full text of the proposed changes is available online at www.ci.dover.nh.us or in the Planning Office during normal business hours.

Parks Christentury stated that he understands that the armory building is owned by the State and the City has first refusal. He said that he can think of two uses: one would be for a police station and the other a parks & recreation building. He said that B-3 makes no sense.

Discussion ensued with regard to the rezoning of the armory building.

Tony McManus pointed out that the City is not bound by zoning.

Parks Christenbury made the motion to rescind item #11.
David Landry seconded.

VOTE U/A

Steve Stancel stated that the board received two requests for an extensions; one for 2 weeks for Southwest Equities Corp., and the other a 60 day extension for B & M Railroad and Summit Land Development.

Beth Thompson made the motion to approve 30 days for Southwest Equities Corp. and the 60 day extension for B & M Railroad.

Joyce El Kouarti seconded.

VOTE 7 – 1

Opposed – Tony McManus

ITEM #8: Adjournment

Peg Stevenson made the motion to adjourn.

David Landry seconded.

VOTE U/A