

**DOVER PLANNING BOARD  
MINUTES OF MEETING  
MAY 22, 2001**

**MEMBERS PRESENT:** Brenda Whitmore, Beth Thompson, Margaret Stevenson,  
David Landry, Pete Lavoie, Jerry Reese, Ronald Cole, Dennis  
Ciotti, John Sullivan

**MEMBERS ABSENT:** Anthony McManus, Chuck Maglaras

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

Chairman Cole brought the meeting to order at 7:05 PM.

Alternates Brenda Whitmore and Dennis Ciotti sat on the Board.

**ITEM #1: Approval of minutes.**

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

**VOTE U/A**

Ron Cole welcomed new alternates Dennis Ciotti and John Sullivan to the Board.

**ITEM #2: Consideration and acceptance of an application for a major subdivision  
of land for Stabile Homes of Dover, Inc. (Owner William Tuttle III),  
Assessor's Map M, Lot 83, zoned R-40, located on Tuttle Lane. \* (28 lots)**

Kevin McEneaney, represented the applicant. Kevin stated that this is a 61 acre parcel off of Tuttle Lane. It is in an R-40 zone, which requires 40,000 sq. ft. per lot unless the project is served by water and sewer then 30,000 sq. ft is the requirement. Kevin said that Quaker Lane would be upgraded to City standards. All of the roads will have 24 ft. of pavement with a granite curb and a sidewalk on one side. He said that there would be two cul-de-sacs with a loop road in between. He said that there are a few minor wetland impacts including offsite sewer of approximately 6,000 sq. ft.

Kevin stated that they have been before the Conservation Commission for an informational meeting and will be going back before them. He said that they have shown the wetlands and have subtracted them out of the lot size requirements. The municipal water is located in Tuttle Lane and they will bring it through the project. He said that there is sewer in Tuttle Lane but the depth of the sewer is not sufficient to service the project. He said that instead of putting in a pump station, they are proposing to get an easement across the city owned land.

Paul Connolly, stated that Overlook Drive is approximately 2,000 ft. long and Quaker Lane is 1,700 ft. long. He said that existing on Tuttle Lane is an 8" asbestos cement water service. He said that there is low water pressure on Dover Point Road so they will be bringing in an 8" line from the existing Tuttle Lane main through both roadways and extend it on to each cul-de-sac. They are proposing to have hydrants at the end of each cul-de-sac that will double as a flush mechanism for the water services and a hydrant at the intersection of Quaker Lane and Overlook Drive and a one at the beginning of Overlook Drive. All utilities will be placed underground. Paul gave a brief overview of the storm water drainage of the site.

Kevin McEneaney stated that Stabile Homes is currently in the process of finishing the 69 lot Alden Woods subdivision. He said that they have done a good job and have proven that they have great reputation. They will be building homes that are very similar to those in Alden Woods. The average sale price in Alden Woods has been \$290,000.

Jerry Reese asked where the proposed sewer line would stop and how this would affect the existing homes that are now served by septic systems. He asked if they would have to hook up to this sewer line.

Steve Stancel stated that that was an issue that came up during the TRC process and it was a requirement of the Engineering Dept. that the sewer line be run and stubbed for the properties in question. Steve said that the regulations read that if you are within 100 ft of a sewer line you are required to connect. There is a process where you can go before the DUC and request a waiver.

Pete Lavoie said that they could go before the Dover Utilities Commission and ask for a waiver until their septic fails. He said that most of the homes on Tuttle Lane have all hooked in. He said that some were given extensions. He said that if Mr. Downer's septic system is working fine they would probably grant him a waiver of either 5 years or until his septic system fails.

David Downer said that the sewer would be stubbed off at his boundary line which is back quite a distance. He said that they are talking about his boundary line vs. where his house is. He asked who pays for the 60, 70, 80 ft. to get not to his house, but to get perpendicular to his house. He said that the City does have the authorization to say that they should bring the line at least to the front of his house and not just to his lot line. He said that he doesn't mind going perpendicular to his house but not diagonally which is almost twice the distance.

Dennis Ciotti asked what would happen if he sold his property.

Pete Lavoie said that they would have to hook up before the sale of the property.

Frank Torr said he has some questions about crossing the City property. He said the deed reads that the land is restricted to public use and recreational purposes unless authorized by the Conservation Commission and they have the sole authority to grant that easement.

Steve Stancel stated that there are currently utilities running across that parcel.

Frank Torr said that he would like to see a legal opinion, because if the deed is violated, it reverts back to the original owners Sam Tamposi and Ed Lehoulier.

Steve said that that is one of the outstanding issues that still has to be worked through as it goes through the approval process. He said that he would wait and save the money of going through an attorney until such time as it goes through the Conservation Commission because if they give approvals the line could occur.

Kevin McEneaney said that when the sewer was discussed with Engineering, they gave them the option of looking at either accessing the sewer via gravity or installing a pump station. Engineering and the Community Services Department would prefer a gravity sewer line. He said that they had the option of putting in a pump station and they could do that but it's the preference of Community Services and Engineering that we do it via gravity. He said if you look at the deed, it reserves the right of the City Council to make a determination on whether to make other uses of it, which would include utilities.

Frank Torr asked if there was any consideration of doing away with the two cul-de-sacs and just doing straight roads because of the major problems with cul-de-sacs and snow plowing.

Paul Connolly said that they did look at alternative layouts which would involve more roadway construction and more wetland impact. This was felt to be the most optimal usage of the land.

Discussion ensued with regard to the pump station vs. gravity feed.

David Landry asked if the sewer line could be used for further development and if the electromagnetic fields have been studied.

Paul Connolly explained where the vacant land was located and the series of ravines. He said that there are no building envelopes located under the power lines. He said that there has been a study done for the Mathes Hill subdivision and right under the lines there was an electromagnetic presence felt but when you step off to the side there were no measured electromagnetic presence.

Steve Stancel stated that the gas main going through the project was discussed at TRC. He said that they asked the applicant to contact the gas company and Planning will be talking to the gas company as well.

Frank Torr made the motion to accept the application.  
Jerry Reese seconded.

**VOTE U/A**

Ron Cole explained that his recommendation and the staff recommendation is that we hold a public hearing and then table the application for a site walk.

The public hearing was opened.

Mary Beth Hynes, 28 Tuttle Lane, was concerned with the lot sizes and the trees located along Dover Point Road. She said that the trees block the sounds of the road.

Kevin McEneaney stated that the lot sizes range from  $\frac{3}{4}$  of an acre up to lot 14 is 23 acres. Kevin stated that the area with the trees along the road is City property. He said they would be only cutting where the sewer line would be constructed. He said as with the Alden Woods subdivision they would be selectively cutting the trees and not clear-cutting the lots.

Ron Cole suggested that she go to Sixth Street and look over the homes that were built by Stabile Builders.

Chuck Lynn, 2 Tuttle Lane, was concerned with the traffic. He said that every week there is an accident. He said that he has had cars run through his front lawn and his fence was once wiped out. He said if they are going to have 28 houses there will be another 50 or 60 cars.

Steve Stancel stated that one of the requirements of the TRC is that a traffic engineer takes a look at the Tuttle Lane/Dover Point Road intersection for possible improvements.

Dave Downer asked if they were also going to look at the other subdivision that is going in across the street. He was concerned that there is no breakdown lane to get in or out of Tuttle's parking lot. The tolls are being raised on the turnpike, which will have an effect on Dover Point Road.

Steve Stancel stated that the State would have to sign off on any improvements to Dover Point Road because it is a state highway. He said that those are the questions that the traffic engineer will have to address.

David Downer asked how the public lands would be accessed.

Paul Connolly said that access to the public land would be provided from Overlook Drive through an access easement.

Kevin McEneaney said that the City parcel is undeveloped. There is access off of Dover Point Road if someone wishes to do that and with the exception of putting in the sewer line, that parcel would remain as is.

Andrew Haley, Tuttle Lane, wanted to reaffirm that there is a great need for something to be done at the intersection of Tuttle Lane and Dover Point Road. It is very difficult to come out of Tuttle Lane and make a left hand turn when someone is coming out of

Tuttle's Red Barn. He wanted to know if there are any plans for developing the City property by the City.

Steve Stancel said that they have been discussing the possibility of putting some type of recreational use on the site with the developer. It could be a tot lot, with minor jungle gym facilities or something more than that. He said that they requested more information from the developer on the City-owned parcel in terms of topography, wetlands, etc. They are now in the process of getting that to us.

Andrew Haley said that he would be greatly concerned with the public accessing that land from the Tuttle Lane direction because of the traffic it will be bringing in through Tuttle Lane and the intersection.

Steve Stancel stated that the objective would be for a local use park. Something that people from this area could walk to. It wouldn't be a city-wide park.

Tom Fargo, Conservation Commission Chairman, said that he scheduled a workshop where the members of the CC walked the city parcel yesterday afternoon to evaluate some of the concerns that were raised. He said that there is a consensus on 4 issues. He said that they noticed with regard to the sewer line that in order to get underneath they are going to have to cross two wetlands. He said that not shown on any of these maps is the 20% slope areas. He said that the topographic relief is severe. He said that it would require cuts approaching 20 to 25 ft. as he reads the topos to bury that line. He said that it's doable, but the CC is very concerned about the destruction of trees required to put in that line. This is a large swatch when you're looking at the top of the slope and it's a very nice pristine area.

Tom Fargo said Kevin provided him with some information that was done by a previous developer. He said that the very poorly drained soils on Lot 14, if we continue to project the 75' setback, it really cuts into the building envelope of lot 13 and the building area of Lot 14. He said that he feels it is important to get a full delineation of very poorly drained soil to see if they are going to have enough buildable area. He said that there is a lot of sloped areas that will count significantly into the design and construction of the homes on some of the lots and they feel that it needs to be more fully addressed. He said that he is bringing this up because he would like the Board members to think about these things as they are walking about the site.

He said that another thing is the parallel with Alden Woods. He said that there are lots with fairly significant wetlands. The CC recognizes that Stabile, has already had to deal with wetlands within lots that will be transferred over to a private owner. He said that the CC requested that the deeds specify very clearly to the owner that there are wetlands present and that they are protected and they are not to fill them, build on them or use them. He said that the CC expressed an interest to go out to Alden Woods to see how effective this management technique has been prior to having him develop this site. He said that he would like to have a site visit and a CC member suggested bringing a DES representative along to see how effective these management tools have been. He said if

they find that it's not effective, then they will request more strident protections in this subdivision. He said that he is not threatening, but this is something that they are entrusted to take care of.

Kevin McEneaney said that with respect to the sewer crossing, Lenny Lord, who is a soil scientist, and a PHD, Wetlands Scientist certified by the State, was instructed to delineate not only the poorly drained wetlands, but distinguish the poorly and the very poorly because of the different setbacks within the City of Dover. If it is very poorly drained there is a 75' setback and if poorly drained, there is no setback. In the area that Tom said there may be very poorly drained soils, he said that he has had Lenny look at that area twice to be sure that it was only poorly drained. He said that in addition to that, the area that is blue which is clearly very poorly drained because a significant amount of that is under water. He said that the crosshatch area that shows on lots 9 and 10 and the back of lot 13 is kind of a strange crosshatch but we are trying to distinguish that. He said that that is the area between, basically the water edge and the marshy area right up to that which is very poorly drained. Kevin said that Lenny painstakingly flagged those to distinguish between the very poorly drained and the poorly drained. He said that he can have Lenny go out there and take another look, but he's had him out there twice because he had questions in his own mind and he wanted to be sure that they were going along with the setbacks as they should. Kevin said that he will try to get Lenny to come along on the site walk so he can answer any questions. He said with regard to the 20% slopes, on sheet 2, you'll notice that there are some setback lines that are not the normal setback lines and they have jigs and jogs in them. He said that the reason for that, on lots 5, 6 and 2 those lots do have ravines associated with them and you'll notice that the setback lines actually follow the 20% slopes. He said that they have taken into consideration where those slopes are and have made that setback line. He said that those setback lines follow the delineated line between slopes in excess of 20% and less than 20%. He said if you look at lot 15 there is a very strange jog in there and that's because there's a slight ravine and they've delineated where those setbacks are. He said with respect to the wetlands comparison in Alden Woods, we have put restrictions on the deeds that clearly state that there are wetlands on the property and they should take care to avoid any disturbance of those. The wording in those deeds was submitted to the City Attorney for review and he approved the wording.

Chairman Cole recessed the public hearing.

Jerry Reese made the motion to table.

Dennis Ciotti seconded.

**VOTE U/A**

**PUBLIC HEARING TABLED**

Ron Cole set the **site walk for 5:00 PM on Tuesday June 5, 2001**. The meeting place will be on Quaker Lane.

Frank Torr asked that the sewer line going across the City property be delineated.

It was decided to take up ITEM 3 and 4 together.

**ITEM #3: Consideration and acceptance of an application for a site plan of land for Jamie Paolini, Assessor's Map 10, Lots 52, 54, 55, zoned B-2, located at 192-204 Washington St. (31 elderly units)**

**ITEM #4: Consideration and acceptance of an application for a site plan of land for Jamie Paolini, Assessor's Map 10, Lots 52, 54, 55, zoned B-2, located at 192-204 Washington Street. (6 units)**

Atty. Jim Schulte, 2 Towle Avenue, explained that the lots are located on Washington St. just before the railroad track. He said that the plan for Item #4, is to put 6 townhouses with garages underneath. He said that the applicant wants a site walk. He said that there is a large lot that will be subdivided into two pieces. He said that this is not on the agenda tonight but it will be for the next meeting to do a lot line adjustment so that you'll end up with a smaller lot on the uphill side and a larger lot on the downhill portion of the premises. He said that the zoning in that B-2 zone is different than you are going to see in many other areas of the City. He said that there are no frontage requirements, no minimum lot size requirements, there is a requirement for a 12' rear setback. The maximum lot coverage is up to 70%. If the building is used for commercial purposes, or if it's a conversion of an existing structure, there are no parking requirements. For new construction or residential multi-family there are parking requirements. The maximum height of the building is 75' in the B-2 zone. What they are proposing for the multi-family portion is well within all of the limits of the Zoning ordinance.

Atty Schulte said that they are proposing a four-story building for senior citizen housing. The restriction for the 1 bedroom units (some units might have 2 occupants) will be that at least 1 of the occupants will have to be age 55 or older. It is possible to have only 80% of the units committed to age 55 or older, their intention is to have the restriction placed on all of the units. This will be a senior citizen housing project. He said that there is a great need for housing within the City, particularly for elderly apartments. He said that there are long waiting lists for all the subsidized units in the city. There is no private building in the City contemplated for this type of use.

Mr. Schulte said that they are planning on 31 units. The parking requirements under the ordinance requires that there be 1 parking space for every two units. He said that they have nearly double that without seeing any variances or waivers for paving setbacks. They are planning on 28 parking spaces. He said if a waiver were granted for the paving setback then they could fit in another space so that there would be 29 spaces. He said that 16 would be required under the ordinance. He said that the COAST busses are willing to stop at the site. The building will have an elevator. He said that they will be contracting for snow removal and trucking it off site to preserve the parking during the bad months of the year. They will be putting up some sort of a fence around the sidelines and back lines. He said that they might have an interest in making that fence a little taller than 6 feet given the neighborhood and the abutting properties.

Atty Schulte said that ITEM #4 will be 6 townhouses. There is a garage underneath to provide two parking spaces for each townhouse. It meets all setback requirements.

Atty Schulte said that there are several existing driveway cuts because there were several houses along the street. They will be eliminating those driveway cuts and reconfiguring the sidewalk and the curbing and creating a new shared entrance way for the two projects. These will be independent, unassisted apartments. He said that this is not congregate care/nursing home or assisted care. He said that the townhouses would be condominiums, which will be sold off. They will not be age restricted.

David Landry asked if there would be people who would be parking off the site on the street.

Atty. Schulte stated that they need to provide parking on site. The Planning Department has asked them to provide information from a parking and traffic consultant to confirm their analysis that the number of parking spaces would be sufficient. He said that given the restrictions of overnight parking in the wintertime, the occupants would not be able to park on the street. He said that this is a B-2 zone, although the neighborhood behind it looks like a less dense zone. He said that when the city ordinance and the zoning was reviewed two things in particular didn't change. One is that the zoning for this property is the same as it is further down the hill where the banks, hardware, post office are located. He said that no changes were made to the parking requirements for elderly housing. He said their presumption is that given the changing transportation patterns of the aging population, the City has determined that 1 space for every 2 units is adequate. He said that they believe that they are providing nearly 1 space for every unit and they think that it will be enough. They will be bringing in information from a traffic consultant to address that

David Landry said that technically it's in the urban core, but it's not that close to that much. He said that Janetos is a hike. He said that he is trying to figure out how many people would be living there that wouldn't have a car.

Atty. Schulte said that there are a number of other senior citizen housing buildings not far from there. There are conveniences and COAST bus service is available and runs right up to the grocery stores.

Beth Thompson said that she is very concerned about the parking. She feels that you are going to get couples who both have cars. She was also concerned that the 2 handicap spaces might not be sufficient.

Jim Schulte said that there is a real need for housing in the Urban Core and there is a real need for older citizens who want to downsize their lives. He said that a limiting factor as to whether or not you can move in is how many vehicles that you have. Mr. Schulte said that at TRC it was recommended that they should probably designate one van-accessible handicap space.

John Sullivan asked if there will be a ramp going into the building.

Jamie Paolini stated that there will be a ramp going from the parking lot into the side entrance of the building.

Jerry Reese made the motion to accept both applications.

Margaret Stevenson seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Steve Stancel said that there are issues with parking and the 55 and older people tend to be very ambulatory and probably will have 2 cars. He said that the Site Review Regulations do have a separate elder multi-family category that does say 1 space for every two units, but then it also has a regular multi-family dwelling that say 1 ½ spaces for each 1 bedroom unit and 2 spaces for each 2 bedroom unit. He said that when you go to Zoning there is no separate category for elderly multi-family, so everything would normally fall under multi-family dwelling, which is 2 spaces for each dwelling unit. He said that it's Planning's feeling that Zoning takes precedence over Site Review or Subdivision Regulations whenever there are two conflicting regulations. There may be some leeway that we can take a look at as opposed to 2 parking spaces per unit as we did with the Millstone project on Back River Road. He said that he certainly has a problem with the 27 spaces for 31 units when the age category is going to be 55. He said that they requested that the applicant provide from a traffic consultant the comparison to similar projects in the area. He said that they will not take comparisons from existing subsidized elderly units in the City because they want to make sure that we are comparing apples to apples.

Steve Stancel said that another problem is that almost every square inch of the parcel is covered with either parking or the building and there are no amenities provided for the residents. Zoning indicates that in a B-2 zone amenities aren't required but it would be foolhardy to assume that everybody will want to walk down to Henry Law Park to be able to sit outside. He said that that is another reason why we are suggesting a site walk.

Dave Landry said if you look at both applications combined, it says almost 8,000 sq. ft. is in green area.

Steve Stancel said that there is some green space behind the condo units.

Ron Cole set the site walk 6:30 on Tuesday, June 5, 2001.

Jerry Reese made the motion to table.

Margaret Stevenson seconded.

**VOTE U/A**

**ITEM #5: Old Business**

**a. Discussion and possible vote for addition at Wentworth-Douglass Hospital, on Central Avenue.**

Frank Torr recused himself.  
John Sullivan took his seat.

Jerry Reese made the motion to take this item off the table.  
David Landry seconded.

**VOTE U/A**

Steve Stancel gave the Planning staff recommendations.

Jerry Reese made the motion to approve with the following conditions:

1. Add the owner's signature to the site plan.
2. Add the engineer's stamp and signature to all sheets of the plan.
3. Revise Sheet C1.2 to add the invert elevations for the sanitary manhole.
4. Provide detailed plans showing sewer/water/utility relocations to the City Engineer for his approval prior to obtaining a building permit.
5. Revise the site plan to incorporate the changes to driveways and turning radii recommended in the memo from David e. Reid of Leo A. Daly Co. dated May 18, 2001.
6. This approval includes as a condition, the representations made by the applicant in the letter from Martin F. Kennedy, P.E., of VHB dated May 18, 2001 (first page of letter is mistakenly dated April 18, 2001).

Margaret Stevenson seconded.

**VOTE U/A**

John Sullivan vacated the seat.  
Frank resumed his seat.

**ITEM #6: New Business**

**a. Extension Request for Millstone Properties, Back River Road.**

Jerry Reese made the motion to grant a 60 day extension.  
Beth Thompson seconded.

**VOTE U/A**

**b. Extension Request and Revision of Conditions of Approval for KAB Realty Management, LLC Belknap and Folsom Streets.**

Steve said that a letter was included in the packets from David A. Berry requesting a 30 day extension and a waiver of the conditions of approval that the plan be tied into the GIS system. He said that the closest point is better than  $\frac{3}{4}$  of a mile away and traditionally we haven't required who are that distance away to go through the expense of tying into the GIS

Beth Thompson made the motion to approve the 30 day extension.

Brenda Whitmore seconded.

**VOTE U/A**

Steve Stancel stated he received a request for a 30 day extension from Ray Bardwell for his Sixth Street Station project. He said that an outstanding issue that is holding up the signature of the plan is the municipal trail easement where we've been working with the applicant and the abutting parcel owner.

Beth Thomson made the motion to approve the 30 day extension.

Brenda Whitmore seconded.

**VOTE U/A**

Frank Torr said that they have had a meeting with regard to St. Mary's. He said that they spoke for about an hour and a half and their decision at that time was to do nothing. Since that time he has been observing and in his opinion the problem lies with one resident and maybe the rooming house that utilize Church Street for parking. He said that the school is pretty much conforming to what they agreed to. He said that they will schedule another meeting.

Ron Cole said that he gathers that the teachers are parking at the recommended areas.

Frank Torr said that they are. He said that he observed one vehicle that had temporary plates that sat for more than 30 days on Locust Street adjacent to the school. He said that he believes that it was a tenant of the rooming house. He said that he isn't sure if the Planning office needs to look into that or not. Frank said that they need to meet one more time and come back with a recommendation.

Steve Stancel stated that issue was tabled so it will take a formal coming back to the Planning Board at some point.

Steve Stancel said that you will find a letter from Armand LaSelva indicating that they are going to be building the new Alternative School. He said that he is assuming that the Planning Board wants to hold a public hearing on this. He said that this is coming in under RSA 674:54.

Jerry Reese said that he thinks that the horse is out of the barn. The bids are out, the plan has been developed. He said that we can hold a public hearing but he's not sure why. He said that he thinks that the bid has been accepted.

Steve Stancel stated that there may be some abutter concerns. Steve said that the RSA says that the Planning Board or the City Council may hold a public hearing. He said that other than that that would be the only opportunity for abutters to express concern.

Margaret Stevenson said that given the situation that the Board just went through, she would be happy to have the City Council hold the public hearing. Other than giving the abutters a chance to speak their mind, the only thing it seems to do is dredge up old problems that we have no authority to do anything about.

Ron Cole asked if the Planning Department has been working with the School Department at all during this process.

Steve Stancel stated that Planning has not been working on this particular project. There have been a lot of City projects that have come before this Board through the years and 99.99% of the time this Board made the plan better and things went well. He said that we have had just one bump in road on this past one. You may recall, for example, that right adjacent to where this alt school is going there were some athletic fields that came to this Board. He said that there were abutter concerns and we were able to address them. Steve said that we were able to better the plan in terms of screening, fencing and there were some parking improvements that we suggested that they took up. He said that the same thing with the Middle School, there were a few suggestions that they didn't take from the Planning Board, but there were improvements made to that plan based on this Board.

David Landry said that a very close reading of this letter does not invite the Board to have a review or a public hearing.

Discussion ensued with regard to the size of the new Alternative School.

Jerry Reese said that he agrees with Peggy to send it to the City Council and the flip side of that is that the Planning Board tends to ask different kinds of questions that he's not sure that members of the City Council are used to dealing with because that is not something that think about in their normal purview of discussion of these things.

John Sullivan said that his inclination would be to open it up for a Planning Board hearing.

Frank Torr said that he agrees with Jerry and Peg that we failed at one time but other than that we have successfully dealt with the School Department and the School Board and we deserve to give it another shot. He said that at some point in time it might be good for Steve to give us a layman's interpretation of the legal opinion that we got because you can interpret that in many different ways.

Frank Torr made the motion that the School Department presents the plans for the new Alternative School to the Planning Board as a courtesy.

Dennis Ciotti seconded.

**VOTE 7 – 1**

**Opposed – Margaret Stevenson**

Pete Lavoie said that he has received the conceptual plans for the ballfields for the Sweat property on Garrison Road. He said that they are planning a public meeting with the neighborhood on June 11, 2001, at Garrison School. He said that he didn't know if you wanted that included in the next Planning Board agenda so that they could show the Board the conceptual drawings of those fields.

Ron Cole stated that that would be good. He said that the ballfields committee will be meeting on May 31, 2001.

Steve Stancel said that June 18<sup>th</sup> is the Second Annual Maine/NH Seacoast Growth Forum. He said that when he gets additional information, he'll get it out to the Board.

Steve Stancel said there is a request for rezoning the Bingo Hall property again. Steve went to a map of the area and pointed out the different parcels that he felt should be rezoned and why they are recommending them to be added into the rezoning.

Frank Torr felt that it would be advisable to speak to someone from Moore Business Forms to give them a heads up with regard to this proposal.

Steve Stancel stated that he would contact Moore Business Forms.

Steve Stancel said that the Scenic Road Ordinance would be coming back to the Board at the next meeting.

**ITEM #7: Adjournment**

Jerry Reese made the motion to adjourn.

Frank Torr seconded.

**VOTE U/A**