

**DOVER PLANNING BOARD
MINUTES OF MEETING
MARCH 14, 2000**

MEMBERS PRESENT: Jeff Peasley, Jerry Reese, David Landry, Frank Torr, Margaret Stevenson, Jeff Mason, Anthony McManus, Reuben Hull, Ron Cole

MEMBERS ABSENT: Pete Lavoie, Charles Maglaras, Paul Beecher

STAFF PRESENT: Steven Stancel, Planning Director; Rick Jones, Community Development Director, and Jacqueline Freeman, Recording Secretary

Chairman Cole called the meeting to order at 7:04 PM.

ITEM #1: Approval of minutes

Jerry Reese made the motion to approve the minutes.
Margaret Stevenson seconded.

VOTE U/A

David Landry was welcomed as a new member, and Tony McManus was congratulated on his reappointment to the Board.

Ron Cole announced that Willand Commons and Dovetail Lane would not be addressed this evening but would be taken up again on March 28, 2000.

ITEM #2: Consideration and acceptance of an application for a site plan of land for STF Development Corporation, Assessor's Map I, Lot 51, zoned RM-12, located on Mast Road.* (8 units/8 buildings)

Bob Stowell, Tritech Engineering, represented the applicant STF and Robert Paolini. He stated that the property is located opposite Chadwick Farm. He said that they are proposing 8 single family detached condo units. He said that it will be geared to be an active adult condo community which will have similar restrictive covenants as the Wayside project. He said that the roadway will be private. There will be municipal water and sewer. The utilities will be underground and there is natural gas at Mast Road that will be utilized as well. The drainage is collected in a closed drainage system. There is kind of a split in the property and some of it drains to Mast Road and some of it drains to the rear. He said that what they have proposed is to collect the majority of the water from the proposed roadway and pipe it to the rear of the property where they will pipe it, detain it, and treat it properly before it is discharged to the wetlands at the northeast property corner.

Bob Paolini stated that they propose all the master bedrooms on the first floor with a bedroom and a study on the second floor. He said that the units will be approximately 17,000 – 18,000 sq. ft.

Bob Stowell stated that the detention pond allows them to regulate the flow so that they have a slight decrease in flow post construction than pre construction.

Bob Paolini stated that he can get some elevations and that the units will be capes with full dormers on the back.

Reuben Hull made the motion to accept the application.

Jerry Reese seconded.

VOTE U/A

The public hearing was opened.

Tony DaCosta, 23 Pond View Drive, stated that he has concerns regarding the retaining pond and how it will impact the water table in his backyard. He had a handout for the Board that explained all of his concerns. He said that the runoff he has through his yard has never been a concern until now because he has not had any water problems. He was concerned with the type of runoff that would be released and the pond being overwhelmed resulting in overflow and leaching of runoff contaminants. Flood hazard was another concern. He wanted to know if there would be any site buffers for the proposed pond. He also wanted to know what is proposed in the covenants for the common area.

Jerry Reese made the motion to recess the public hearing.

Tony McManus seconded.

VOTE U/A

Ron Cole stated that the meeting would be recessed to the Planning Board meeting of March 28th.

The site walk was set for Monday, March 20, 2000, at 5:30 PM. Ron Cole asked Bob Stowell to flag the property.

Jerry Reese made the motion to table.

Jeff Mason seconded.

VOTE U/A

**ITEM #3: Lot merger for Glen & Pamela Wilde of Map A, Lots 36-6 & 36-7,
located on Parsons Lane.**

Steve Stancel stated that a merger does not require a public hearing, simply a notification and approval by the Board per an RSA that was passed about 2 years ago.

Jerry Reese made the motion to combine the lots 36-6 and 36-7, located on Parsons Lane. Margaret Stevenson seconded.

VOTE U/A

ITEM #4: Old Business

a. Discussion and possible vote on site plan for Willand Commons shopping plaza, located on Indian Brook Drive/High St.

No discussion – See meeting of March 28

b. Discussion and possible vote on site plan for Northam Builders (Dovetail Lane), located on Corbin Drive.

No discussion – See meeting of March 28

c. Discussion and possible vote on Community Development Block Grant funding requests.

Steve Stancel stated that Strafford CAP determined that they would not run the weatherization program for next year so they have requested to withdraw their CDBG application for \$25,000. The weatherization program will be run by another CAP agency, either Rockingham CAP or Southern CAP. Both agencies have expressed interest in running the program. He said that staff recommends that the applicant be replaced with CAP Weatherization Program and whichever agency wins the bid process they would be eligible for the \$25,000. Steve Stancel stated that the funds would still be used in Dover and for the same purpose, only the administration agency would change.

Tony McManus made the motion to recommend to the City Council the expenditures as listed on the memorandum received with the Planning Board Items.

Jeff Peasley seconded.

Tony McManus made a motion to amend the motion to change Strafford CAP to CAP Weatherization Program.

Jerry Reese seconded.

VOTE 7 - 1

Opposed – Peasley

Vote on main motion.

VOTE 7 – 1

Opposed - Peasley

d. Discussion on amendments to the ADS Regulations

Steve Stancel stated that everyone has a copy of the revised ADS Regulations. Steve Stancel stated that under Section 7, we changed the buffers from around the perimeter of the ADS from dwelling units and existing structures and based it on zones. Instead of just a flat 100 feet we changed it to the following:

Minimum Distance from Existing Structures or Dwelling Units

<u>Zone</u>	<u>Distance</u>
R-40	100 feet
R-20	75 feet
R-12	50 feet

Minimum Distance from External Boundaries

<u>Zone</u>	<u>Distance</u>
R-40	50 feet
R-20	40 feet
R- 12	30 feet

He said that they are requesting that they be able to post this and set it up for a public hearing, probably on April 11, 2000.

Tony McManus made the motion to post and send the subdivision revisions to a public hearing.

Reuben Hull seconded.

VOTE U/A

e. Discussion of Planning Board Goals and Objectives

Steve Stancel stated that he is looking for a vote on the list of Goals & Objectives priorities. He said that they are numbered 1 – 5 and 1 – 6 but it doesn't mean that they are necessarily numbered in order of priority. He said that he is looking for some kind of vote on that so we can start working on them.

Jerry Reese made the motion to adopt the listed goals as the Planning Board Goals for the YEAR 2000.

Frank Torr seconded.

Reuben Hull stated that on goal #4, he knows that the Main Street design group has a group that is actively working on a sign ordinance and he believes that Steve Bird has been involved in that also. He said that he wants to make sure that the Board will be part of that process.

Steve Stancel assured him that any changes to the sign ordinance will have to come through this Board.

VOTE U/A

f. Request for an extension of approval for Barklan LLC subdivision – Map E, Lot 38 – located on Tolend Road & Watson Road - Planning File #P99-55

Ron Cole stated that Art Nickless, of Norway Plains, is requesting an extension.

Margaret Stevenson made the motion to grant a 60 day extension of approval.

Frank Torr seconded.

VOTE U/A

Steve Stancel reminded the Board of the workshop, next Wednesday evening the 22nd of March, at 7:00 PM, in the Old Middle School Library. He said that this is with the City Council to update them on the Economic and Land Use section of the Master Plan. He said that there are several new Council members and this will serve to update them of the changes that were made last year as it pertains to growth and to discuss some of these goals and objectives for this year in terms of taking a look at residential rezoning. Steve said that it is possible that the old middle school may become the City Hall Annex and maybe a place for future meetings.

ITEM #5: New Business

a. Discussion regarding rezoning of a portion of the city's River Street parcel, Assessor's Map 22, Lot 1.

Steve Stancel stated that this is an amendment to take a portion of the City's River Street piece, as well as a portion of Maglaras Park, and Rezone it to RM-8. He said that the reason that he is bringing it up this evening is that they have to post this 15 days before a public hearing in order to get this on the April 11, 2000, Planing Board Meeting. He said he needs a vote this evening to send it to a posting and to the public hearing. Steve showed the Board an illustration of a proposed site plan. He said that this plan would be coming before this Board within the next 30 to 45 days. He said that it is a plan of 28 condominium units aimed at business professionals who might live and work in downtown Dover. The objective is that this follows several of the master plans for the River Street site and DEDC is moving forward with the plan. DEDC's objective is to get the approvals in place and then put the project out to bid, take the highest bidder and then use the money to further develop the River Street parcel. Steve explained where the project will be located in relation to Paul Street and the Dover Bluff Condominiums. He said that the reason this land is advantageous for residential use is that it sits up high on the bluff and the only access is through an existing residential neighborhood. Originally, we were going to just rezone the entire parcel to the CWD. He said that there is an adjacent RM-8 zone and since this was going to be multi-family it would match the existing multi-family and makes sense to just extend the RM-8 onto this portion. He said that DEDC will work on protective covenants for the balance of the Riverfront piece and to talk to the existing private homeowner on the parcel about signing off to the protective covenants. He said the vote tonight is to move forward to post this. He said that Dana Lynch is finalizing the exact property boundaries of this parcel and they will be in place prior to the 15 day posting. He said that there is a private owner of two adjacent parcels who is interested in being included in the RM-8 zone because he would like to put in the

exact 4 units on his parcels. Steve stated that the DEDC would like to get all the approvals in place and then put this out to bid. Steve pointed out the pumping station location and stated that it is approximately 200 feet from this site.

Ron Cole stated that he is assuming that they are taking it into consideration that there is a sewer pumping station and a "minor" odor.

Frank Torr though that it would be a major stumbling block.

Steve Stancel stated that there are odor control methods that can be put into place but haven't been put into place because of the uses that are currently down there.

Jerry Reese said that this does not affect his vote on this because he is in favor. He said that if the individual owner wants to put his two lots in, he knows that the DEDC was planning to go through the approval process and have very tight control over design of the units that would go in there. He asked if that private owner would be held to the same standards as the developer who will be developing the City piece.

Steve Stancel stated that that is something that could be built into the rezoning process. He said that when the project is sold it will be sold with elevations so that the developer will be held to exactly to the design.

Reuben Hull stated that if those two lots are added into it, it seems that it would make more sense to have that ell when you come up Paul Street, when you make the left, that piece could be deleted and run a straight section through and eliminate some of the pavement and not loose any of the buildability of the lots or possibly even add to the buildability of the private owner. He said that this is something to think about. He said that it may be a better traffic circulation pattern.

Tony McManus stated that he would like to see the whole Riverfront rezoning brought in and not do it piece by piece. He said that he will vote to put this on just for the purpose of the public hearing but he would like to see a plan of the rest of the package.

Steve Stancel stated that he thinks that the objective of the DEDC is taking a possible other stab at buying the private parcel or to get them to buy in on the protective covenants. He said that if we just rezone it CWD they won't have to automatically buy into the protective covenants. Steve said that the private piece that he is referring to is the old jail.

Frank Torr stated that he would like to see it done as a full package. He said that he is not too enthusiastic about a residential development. He said that we are concerned with sprawl and he thinks that we are participating in this process and this is a good example. He said that he can see the logic behind trying to put professionals in the downtown but he would prefer to see a complete plan and then move forward from there which may not include residential in that specific area. The DEDC turned down a proposal that had a

residential/commercial mix because they thought that there was too much residential in that area.

Steve Stancel stated that they did turn down the residential because there were about 235 housing units in that particular proposal. He said that any master plan that has ever been done on that site has recommended a mixed use development for the parcel including residential. Every plan also points to this upland section of the parcel as a logical location for residential, because, given the topo, you can't get there without going through a residential neighborhood. What DEDC is attempting to do is to get the ball rolling, sell a portion and get the money and sink it back into the construction improvements of the balance of the property, therefore, making it more attractive.

Tony McManus asked if there are any plans in this project for walkways or stairways or something so that people will have access to the riverfront without having to drive down Paul street and then down Riverstreet.

Steve Stancel said that the bluff is about 70 feet high and there are no plans for steps right now, but there is a plan for a sidewalk out to Henry Law.

Ron Cole stated that he would like to sit down with DEDC and talk this over. He said that he is not very comfortable voting on it at this point.

Steve Stancel stated that this is not a site plan, it is merely a concept plan to establish the boundaries for the zoning district. He said they are attempting to move forward on the zoning.

Jeff Peasley stated that the lot is being rezoned not just to rezone it but for a specific purpose. He said that we should find out what that purpose is and what those specifics are before going ahead and rezoning it without knowing what's coming.

Tony McManus made the motion to schedule the rezoning for a public hearing.
Jerry Reese seconded.

Frank Torr stated that there are two concerns. The site work is going to be expensive because of the ledge and the odor of the sewer station.

David Landry asked if the units are only for adults or can children live in this place.

Steve Stancel stated that they will have protective covenants similar to some of the other adult communities but they are going to be designed to be aimed at professional young adults. He said that you do this by having just 2 bedrooms. He said that we are getting into the site plan and we are here to look at zoning.

David Landry was concerned with safety because the site is on a cliff. He asked if putting in residential restricts the type of businesses or buildings or anything that we can put in on the remaining property.

Steve Stancel stated that he does not think so because you are going to have mixed uses in the balance of the property. It lends itself to a mix of residential/commercial/office/aquarium. Steve said that there are 30 total acres, 19 of which are developable. This project is about 4 or 5 acres, the aquarium will take 4 –6 acres. He said that in regards to sprawl, this is the opposite of sprawl. Sprawl is when development goes out on Tolend Road or County Farm Cross Road. He said that what you want to try to do is infill the lots in the urban core with higher density.

Jeff Mason asked what the rush is to hold the public hearing.

Jerry Reese stated that it is to move this along. He said that it has to be posted, because of the notification process and the legal requirements.

Steve Stancel stated that it is going to take longer to pass the zoning than the site plan because it not only has to go through this Board, but it has to go through the Council. He said that if we start now the zoning might be passed about the time that the site plan is passed.

Jeff Peasley said that he can't see rezoning this without seeing the site plan.

Jerry Reese stated that he can vote it down, but if we don't start the process tonight, we don't start the process.

Steve Stancel stated that DEDC is in charge of developing the parcel so when they come through the Planning Board, they will be open to suggestions just as any developer will be. Bear in mind, they are in charge, not the Planning Board in terms of what is going to go on this site.

Jerry Reese stated that they have been given the authority by the City Council to develop those parcels of land.

Jeff Mason asked if there is anything that the Board can do to address Tony and Frank's concerns to see everything together.

Steve Stancel stated that there are master plans for the rest of the site but you will never know exactly what is going to be on that site because things are going to change. He said that we don't know exactly where the aquarium is going to go if it goes. This is one reason why DEDC is taking this piecemeal approach. He said that this particular upland plateau has been earmarked again by all the master plans, charettes and all the studies for residential.

Steve Stancel stated that he thinks that there will be some discussion on riverfront development on the 22nd. He said that our new members of the Board have not seen all the master plans for the site. He said that there are visions for the piece, but for example,

when we went out for bid two years ago, what came back the market didn't match the vision for the entire piece.

Frank Torr stated that it has to be marketable. He said that a good example is Pease it is highly marketable and it is taken advantage of.

Steve Stancel stated that the DEDC is moving in that direction. We have to get the public works garage off there. We are working on the dredging, working on the Brownfields project on the parcel, but DEDC sees this first step as being just as important in terms of cleaning up and kicking off the development of the entire parcel. This also generates the income required to assist with some of the other infrastructure and needs for the balance of the parcel. The objective is to catch this building season.

Reuben Hull said that he agrees with Jerry that this is a starting point and we need to start someplace.

VOTE 7 – 1

Opposed – Jeff Peasley

Reuben Hull stated that anyone that hasn't been active on the Board for the a long time should check with Steve if they are wondering why we are rushing, because there is 10 years of information sitting in Steve's office.

ITEM #6: Adjournment

Jerry Reese made the motion to adjourn.
Margaret Stevenson seconded.

VOTE U/A