

**DOVER PLANNING BOARD
MINUTES OF MEETING
MAY 9, 2000**

MEMBERS PRESENT: Reuben Hull, Frank Torr, Jerry Reese, Tony McManus,
Alternate David Landry, Pete Lavoie

MEMBERS ABSENT: Paul Beecher, Margaret Stevenson, Charles Maglaras, Ronald
Cole, Alternate Jeff Peasley, Alternate Jeff Mason

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

Vice Chair Reuben Hull brought the meeting to order at 7:04 PM.

Reuben Hull announced that Item #3, the site plan for Anthony Dreux Fallon, was removed from the agenda at the request of the applicant.

ITEM #1: Approval of minutes

Frank Torr made the motion to approve.
Jerry Reese seconded.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a site plan of land for McIntosh Properties LLC, Assessor's Map 11, Lot 2, zoned B-3, located at 181 Silver Street.*

Bob DeColfmacker, President of McIntosh College and President of McIntosh Properties, said that this project is the completion of a 6 year master plan for that property. He said that there is a 41 room Holiday Inn Express on the property that was opened up 2 years ago. He said they are proposing an addition of 25 guest rooms and approximately 7,300 sq. ft. of meeting space. He said that the meeting space is to replace space that was in another building that is currently being renovated for their culinary arts school. Bob said that the Wetlands Board has asked them to move the conference building approximately 5 feet to be in better compliance. They have agreed and the new plans are being drafted.

Don Rhodes, Norway Plains Associates, showed the Board where the different components of this plan were located. He went over the reconstruction of the parking lot and the drainage. He pointed out the detention pond. He said that there will be 12 parking spaces more than the code calls for. He said that they applied to the Wetlands Bureau for 2,200 sq. ft. of wetland impact, and they were denied for that. He said that since then, they agreed to move the banquet facility 5 feet, and with that change, the wetlands impact drops to 1,600 sq. ft. They haven't received a confirmation on that yet from the Wetlands Bureau.

Jack Walsh, ProCon, showed the Board the drawings of the new addition to the hotel and banquet facility. Mr. Walsh said that the color will be similar to the existing facility.

Tony McManus asked if there was going to be kitchen facilities in the banquet hall?

Bob DeColfmacker stated that there will be a small prep kitchen but there will not be a full kitchen in the banquet facility. The current culinary arts facility is being renovated and the primary kitchen will be in that facility. Bob said that the other building that is on that property is approximately 17,000 sq. ft. and under renovation. The need for an additional meeting facility is based on the fact that the old conference room (the banquet hall that was in the old building) is being renovated into an expanded culinary arts kitchen. There are 5 new kitchens that are going in there and that building will remain predominately a culinary arts facility. The wing along that building will remain as student housing. He said that there will be a public restaurant in the existing building.

David Landry asked about the increased traffic and the possibility of combining driveways and a cross walk at Silver St. Extension.

Don Rhodes stated that they are not proposing to reconstruct the intersection. At the request of the City, he has a meeting set up with NH DOT to talk about their issues at the intersection. He said that it is a complicated area in a jurisdictional point of view since Silver Street is a City street, Route 9 is a State highway maintained by the district office at Durham, and the on ramp is under the jurisdiction of the NH DOT Turnpike Bureau. The meeting with DOT will be to talk about their issues and whether they have any idea of what can be done. Don stated that the hotel itself will add minimum traffic. He said that they will be constructing a small piece of sidewalk along the frontage.

Jerry Reese made the motion to accept the application.

David Landry seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Steve Stancel stated that the staff recommends that the plan be tabled and a site walk be scheduled. He said that the wetlands and the traffic issues with NHDOT are outstanding issues. Steve said that they are attempting to get all the parties in that corridor together to take a look at traffic issues, as they relate to Silver Street, and see what can be done about it.

Jerry Reese made the motion to table to a site walk.

Tony McManus seconded.

VOTE U/A

Reuben Hull scheduled a site walk for Monday, May 15, 2000 at 6:00 PM at the McIntosh site, with the meeting place in the parking lot.

ITEM #3: Consideration and acceptance of an application for a site plan of land for Anthony Dreux Fallon, (Tri County Realty) Assessor's Map 2, Lots 11, 12, 16, 17, zoned B-2, located at 300-6 and 314 Central Avenue.

Has been withdrawn at the request of the applicant.

ITEM #4: Old Business

a. Discussion and possible vote on a site plan and minor subdivision for Motiva Enterprises LLC, located on Old Dover-Rochester Road/Longhill/Route 108.

Attorney Malcolm McNeill represented the applicant. He stated that the site walk was well attended. He said that the proposal will create 2 lots, one for the gas station and the other to remain unused. He said that they have already had one TRC in Somersworth and were asked to align the accessways. He said that he thinks that it is fair to say that everything that the City has asked them to do has been done. He said that they have made an effort to make the entryway as far away from the intersection as possible. He said that the entry is actually in Somersworth and requires approval from Somersworth authorities. Atty. McNeill said they were asked to attempt to align this accessways with an existing accessways into an existing strip mall area. He said at the City's request, they agreed to move a utility pole that will cost them about \$40,000 to move. The City has asked for a contribution for a sidewalk in the amount of \$9,000. In addition, there is a proposed signal in this area that will come on line in the future. He said that they did a calculation as to their impacts and came to an agreement to pay the City \$1,500. He said that an effort has been made to buffer the Somersworth property that is in a Commercial Industrial zone. He said that they are working with one of the abutters with regard to a fence in a right-of-way. He said that the car wash is located in an area that is not going to create any unreasonable sound. He said that they have agreed to further discussions with regard to some setbacks that they have agreed not to build in because of possible future takings by the State. He said that this project does require some DOT involvement that hasn't been concluded as yet but they expect it to be concluded rather shortly.

Jerry Reese made the motion to remove from this item from the table.

Frank Torr seconded.

VOTE U/A

Don Rhodes showed a preliminary version of a plan that will be submitted to NHDOT. He explained the left turn lanes that are being created. He said that they are also proposing to widen the shoulder along their frontage. He explained how they used turning templates on the drawings. He explained how the delivery trucks and semi trailers would turn into the site.

Frank Torr asked if the State is ready to buy into the intersection on Route 108? He was concerned with making a left hand turn without the light being there.

Steve Stancel stated that the light is scheduled to go in in YR 2005. He said that they can push the State to move that up which is their intentions. He said that the staff recommendation is that they receive a State Driveway Permit prior to the signing of the plan. He said that it is possible that this could be the chosen option for Exit 10.

Steve Stancel gave the staff recommended conditions of approval. He added that the applicant has agreed to work with the City regarding the possible reuse of the cape structure located on site and the applicant and the City have agreed to continue discussions regarding the possible swapping of the future right-of-way in exchange of the utility pole relocation.

Jerry Reese made the amendment to #9 that if the traffic signal is not built in 6 years they get their money back with interest.

Pete Lavoie stated that the maintenance agreement should also have a semi annual report with it.

Reuben Hull stated that the recommendations for the subdivision plan will be heard first because the Board cannot approve the site plan before the subdivision is approved.

Steve Stancel gave the staff recommendations for the subdivision plan.

Jerry Reese made the motion to approve the subdivision with the following staff recommended conditions:

1. Add owners signatures to the plat.
2. Revise plat to add surveyor's stamp and signature.
3. Revise plat to correct the notation for the single family residence district to include R-12.
4. Revise plat to add abutters across the streets.
5. Revise plat to show metes and bounds for the lot lines of Map 64 Lot 3 and label the lines as lot lines to be eliminated.
6. Revise plat to add a note lighting the owners' names and addresses.
7. Revise plat to add the proposed map and lot numbers as assigned by the Tax Assessor.
8. Revise plat to add a note indicating existing lot sizes.
9. Revise plat to show proposed monumentation.
10. Revise plat to add common subdivision plan notes #1, 2, 3, 22, 24, and 25.
11. Revise plat to delete the note to the left of the title block.
12. Revise plat to place the road names within the right-of-way of each road.
13. Revise plat to remove the portion of the easterly line depicting the 25' wide sewer and water easement that extends into Parcel A.
14. Approval of the plan by the City of Somersworth.

Frank Torr seconded.

VOTE U/A

Reuben Hull called for the vote on the site plan.

Frank Torr made the motion to approve the site plan with the following staff recommended conditions as amended:

1. Add the owner's signature to the plat.
2. Revise plan to add engineer's stamp and signature to all sheets.
3. Revise plan to correct the zoning district to be R-12, not R-2
4. Revise plan to add information about the special exception that was granted.
5. Revise plan to add note that all on-site utilities will be underground.
6. Revise plan to add sloped granite curbing on curve radii for both driveway entrances.
7. Revise sheet L-1 of plan to add shrubs planted five feet on center between the trees, in compliance with Section 149-14 G-2(a), and move the trees along Longhill Road ten feet further onto the property to prevent any potential damage or removal when the NHDOT improvements are made.
8. Revise plan to change side setback adjacent to the residential district to be 20 feet.
9. Provide a fair share contribution for the future traffic signals and sidewalks which is \$1,500.00 that payment is due prior issuance of the first building permit. Additionally \$9,000.00 to be provided for future sidewalk construction as a letter of credit prior to receipt of building permit. The letter of credit will be due upon construction of sidewalks on adjoining property.
10. Provide the Planning Department with a copy of the NHDOT driveway permit and add the permit number to the plan.
11. Provide the City Engineer with a copy of the left turn/deceleration improvement plan for Route 108.
12. Clear vegetation and obstacles to the north along the west side of Route 108 to improve sight distance.
13. Revise the lighting plan to bring it in compliance with Section 149-14E.
14. Approval of the plan by the City of Somersworth.

Also the following Engineering comments:

1. More investigation shall be done on Route 108/Rochester Road area for existing drainage to be approved by the City Engineering Dept.
2. A maintenance agreement shall be provided for catch basin cleaning and a semi-annual report provided to the Planning Department.
3. The existing driveway off New Rochester Road should be noted to be removed.
4. The proposed curb onsite needs to be noted on the plan.
5. The access road should not be built at present but the access itself will remain for the future.
6. The sewer manhole invert should be rebuilt on Longhill Road.
7. Show proposed contours.

Additionally the applicant has agreed to the following:

- Work with the City regarding the possible reuse of the cape structure located onsite.
- To continue discussion regarding the possible swapping of future right-of-way in exchange of utility pole relocation.

Jerry Reese seconded.

VOTE U/A

ITEM #4: Old Business

b. Possible discussion regarding the Natural & Historic Resources, Open Space & Recreation and Community Facilities & Utilities Sections of the Master Plan.

Steve Stancel stated that revisions to the proposed Master Plan Amendments have been placed on the desks. Steve read on page 1, bullet 5 where it reads "Consider developing and adopting an impact fee ordinance to charge new development a fee that is directly related to the fiscal impact to City services. Impact fees could be collected for services such as schools, fire, police, recreation, water, and sewer." He said that on page 3, it was decided to put a statement in each section of the Master Plan where the recommendations were included, and he read them.

Steve Stancel suggested that if everyone agrees with the changes, he'll send them off to the Steering Committee and then to a public hearing on the May 23rd meeting.

David Landry said that he would like to add "Planning Department" with the "Open Space Committee" on page 4, #8, as they will probably need Planning Department help.

Tony McManus stated that "Recreation Department" should be added also.

Steve Stancel said that he would add them both to Page 4, #8.

ITEM # : New Business

None

ITEM # : Adjournment

Tony McManus made the motion to adjourn.

Jerry Reese seconded.

VOTE U/A