

**DOVER PLANING BOARD  
MINUTES OF MEETING  
MAY 23, 2000**

**MEMBERS PRESENT:** Alternate David Landry, Alternate Jeff Peasley, Chuck Maglaras, Frank Torr, Jerry Reese, Margaret Stevenson, Reuben Hull, Pete Lavoie, Anthony McManus, Ron Cole (late)

**MEMBERS ABSENT:** Alternate Jeff Mason, Paul Beecher

**STAFF PRESENT:** Steven Stancel, Planning Director; Steven Bird, City Planner and Jacqueline Freeman, Recording Secretary

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

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

Frank Torr made the motion to approve the minutes.

David Landry seconded.

**VOTE U/A**

**ITEM #2: Public hearing on the Natural & Historic Resources, Open Space & Recreation and Community Facilities & Utilities Chapters of the Master Plan.**

Steve Bird defined the Master Plan as a blueprint for the City's future development and land use. He said that the update process for the Master Plan was about a 10 month review process that started with a meeting at the High School last August. He said that everyone that they could think of, that would have any interest in updating these sections of the Master Plan, was invited. He said from that meeting, three committees were formed, a steering committee and two working groups. He said there were about 30 residents who volunteered their time and efforts to assist them. There were copies of a summary for each chapter of the Master Plan available to the public. He said that the summary listed the goals and objectives and a list of recommendations. Steve added that the recommendations are not in the order of priority. Steve stated that there is also a transportation chapter that is about 90% done. He said that Strafford Regional Planning Commission is working to finalize that chapter in the next month or so.

The public hearing was opened.

Ed Murphy, Chairman of the Recreation Advisory Board, stated that Dover desperately needs athletic fields. A lot of the fields are not regulation fields. He said that they are turning kids away because there is a lack of field space. He said that he wants the Planning Board to recommend putting these fields on County Farm land.

Patty Cole, 1 Evans Drive, President of the Dover Soccer Association, brought some soccer players along to show their support for the Open Space & Recreation chapter of the Master Plan. She said that they fully support the recommendation as outlined by the committee. She said that the money has been allocated, the hours have been spent reviewing every parcel of land available, and reviewing every possibility of the neighborhood parks. She said that it is not that they want the fields, it's that they need the fields. She said they have 170 kids playing soccer this Spring and they have 500 coming in for the Fall. She urged the Board to recommend the Open Space & Recreation chapter of the Master Plan.

Tom Fargo, Chairman of the Conservation Commission, stated that he gives his support of the Master Plans, and in particular, the Open Space & Recreation chapter. He said that there are a large amount of tasks in the recommendations that are to be carried out by the Open Space Committee. He said that it seems to be a daunting task in his eyes because this committee would be a group of volunteers. He said that it may be appropriate to allocate City staff resources to encourage the completion of those recommendations.

Gil Hartman, Sixth Street, on the Parks & Rec. Advisory Board and involved in coaching for the past 12 years. He said that he teaches coaches' certification and safety is a number one issue. He said that it is a lot easier to control the kids, parents and siblings if this facility is built in an location where they are not running everywhere. He said that it would be a lot easier safety and maintenance wise, and more cost efficient for these leagues to be in one location. He said that the way their youth programs are designed, a child that goes to Horne Street could be playing on the same team with a child that goes to Garrison. They try to mix the kids up to give them the opportunity to meet other kids. When they get to Middle School they know each other and he feels that is very important. Dover Minor League has pumped \$20,000 into school fields. He said that there is a Minor League that is playing at the Elks. The Elks is wonderful to give them the property to use, but it is not a baseball field. He said that he is concerned with safety. He urge this Master Plan to be approved so they can move on to develop these fields and have the quality of fields that the children in the City of Dover deserve.

Bill Gregg, Old Dover Point Road, represents Dover Men's Soccer Team, stated that he is in favor of this Master Plan. Desperately need fields. The reason that the quality of the fields is going down is that the programs are increasing in number. There is not enough space for everybody.

Betsy Andrews Parker, Ward 1 Councilor, urged that the projects that are already begun be completed first. An example is Long Hill Memorial Park. She is concerned about the safety of residents in the North End without a fire station. She spoke on the traffic congestion and the development going on in the area. She was concerned with the growth in the school. She asked that the Board consider impact fees.

Ron Cole arrived but did not sit on the Board.

Joe Tanuta, Long Hill Road, currently a member of the Rec Advisory Board, as well as, the Dover Soccer Association has been involved with coaching for 20 years. He said that at Morningside Park there are no public facilities, kids run out in the street, people are parked in the neighborhood street and it is not a safe environment. He added that you were lucky to have bases. He said that the concept of neighborhood parks is wonderful, but to run a sports program, it is not feasible. They have over 500 kids playing every Saturday morning for 8 weeks. A multipurpose facility, he feels is the best avenue to go. The County Farm facility is a great advantage. He said that they met with the abutters several times and at first they were not in favor. He said that after several plans they agreed to their final plan. He said that the plan will not only be sporting fields, but will include a walking path, picnic area, and a play ground. He said that he is strongly in agreement with Articles 19 and 23 as part of the Master Plan.

Ed Murphy stated that the inmates will volunteer their services to maintain these fields. It will cost Dover next to nothing for maintenance. He said that the inmates will work on the fields when the children are not around. He said it would be a plus for the residents of the nursing home, it will give them something to do.

Gil Hartman, stated that 60% of the gravel pit money is supposed to go to fields, 30% into the general CIP, and 10% to maintenance. He said it is not going to be an elaborate field with bleachers and lights, they are looking for safe and smooth ground. He said that the longer they wait, the higher the cost goes.

Tony McManus asked him to make the figures available for the Board.

Gil Hartman said that he would. He said that they have talked about infrastructure, the roads and the sidewalks. He said that they have met with all the presidents of all the youth organizations and spoke to them about ownership, taking some responsibility. He said that they have put up backstops at Garrison School and at Horne St. School.

Wayne Coolege, South Pine St., President of Youth Softball and Coach at Dover High, said that he was on Steering Committee for Open Space & Recreation. He stated that the field at Maglaras is really bad. He heard a team from another town say that they were not going to play there because it is too dangerous. He said that they need fields. He said that two new dugouts were constructed at the High School, by the youth league. He said with the new complex they will take ownership.

Gordon Roberts, Meridian Drive, President of Dover Minor League Baseball, said that they have been forced to move the T-Ball division to a strictly Saturday morning only event because of lack of field space in the City. The County Farm project is here and it is time. Urged the Board to give its consideration.

Public hearing was closed.

Discussion ensued regarding whether to vote on this tonight or to give it some more consideration and vote at the next meeting, on June 13th.

Steve Stancel stated that there is a budget public hearing of the Council on May 31<sup>st</sup>. He said that he is not sure at which council meeting this issue will be discussed. The recommendation of the Master Plan is that there is a need for 12 fields in the City. It then recommends that some type of subcommittee or a group be formed to determine the location of those fields.

Ron Cole stated that he understands that it be a subcommittee that would be appointed by the Council.

Steve Bird said that was correct.

David Landry said that the Board has had a workshop and a public hearing and he does not see a problem with voting on this tonight.

David Landry made the motion to approve the Natural & Historic Resources, Open Space & Recreation and Community Facilities & Utilities Chapters of the Master Plan.

Frank Torr seconded.

Tony McManus said that implications of a Master Plan is that once it's adopted, the courts look on a Master Plan as the direction that the City has agreed to go. He said that once approved, and somebody challenges it, then we put ourselves into a position of the court saying that they are not going to uphold that because it is not in the Master Plan or contrary to what was in the Master Plan. He would like to spend more time on this and have more discussion.

Ron Cole stated that we have had weeks to go over this and to read the revisions. He said that he doesn't have a vote tonight because he came in late, but he asked the Board if they have read the revisions recommended by the committee that spent four months on this and if they have concerns. He said if they do not have concerns, then he feels that the Board should vote.

Margaret Stevenson asked if these fields would be strictly for Dover?

Ron Cole stated that all the other communities in Strafford County were given the opportunity to take land for themselves but declined. He said that Dover contacted the other communities and asked if they were interested in sharing the use of these fields and they all said no. He said that they have their own fields.

Jeff Peasley asked if it is possible to upgrade the existing fields in addition to building the new fields.

Pete Lavoie stated that it is their plan to let some of these fields rest and then make the repairs. He said that to redo a field, you lose the whole season.

Ed Murphy stated that some of the practice fields are too small to make them regulation fields. He said they are not going to give up on the parks within the City, they are going to maintain them and continue to use them but we need to rest some of these fields.

Reuben Hull stated that the Historic Resources section does not have any kind of priority. He said that he would like to have a prioritization of each item similar to what has been done in all the rest of the sections.

Reuben Hull made an amendment to the motion that the items in the Historic Resources recommendations be given an implementation schedule similar to the rest of the Chapters.

Chuck Maglaras seconded.

**VOTE U/A**

Reuben asked for the vote to approve the Chapters as amended.

**VOTE 6 – 2**

**Opposed – Tony McManus, Jerry Reese**

**ITEM #3: Consideration and acceptance of an application for a site plan of land for the new Public Works and Recycling Facility for the City of Dover, Assessor's Map H, Lot 58, zoned I-4, located on Mast Road.**

Pete Lavoie introduced the Public Works Building Committee, Councilor Peter Sshmidt, Councilor Mayberry and Earl Goodwin and his team, Ralph Blackington, Horn Construction, Mike Lassell from Lassell Architects, and Bob Duval, Kimbal and Chase. He introduced Tom Kelsey, Hydrosorce Associates who was hired by the City of oversee the environmental issues.

Mike Lassell stated that the building is 53, 000 sq. ft. He said that there is the general area for vehicle storage, the administrative area in the front, and the back of the building is for vehicle maintenance and storage.

Bob Duval had a sketch of the site. He explained that the main entrance is along Mast Road, west of the existing haul road. He said that the building will be slightly lower than the road. He explained the drainage and the detention pond. Bob pointed out the grassed areas and the paved areas. He said that they are proposing smaller structures for storage buildings and pointed out the sand/salt shed. He said that the building is in a pocket and explained the series of swales to collect and treat run-off. He said that the detention pond will be lined. He said that they are well in excess of the amount of treatment that is typically accepted by the Department of Environmental Services. Any pollution will be treated and removed long before it has the chance to enter the aquifer.

Chuck Maglaras asked about the storage tanks and the oil recycling. He said that he is concerned with the aquifer area more than anything else.

Pete Lavoie stated that magnesium chloride and Magic will be stored in tanks. Both products are environmentally safe. Pete said that there will be 1,000 gallon, double-wall fuel storage tank for the loaders and backhoes. He said that most of their fuelling is done at the State Barn. Pete said that there will be a concrete pad for the oil recycling. Pete said that they are using Best Management Practices. He said that they will be training the employees.

Jerry Reese left at 8:15 PM.

Bob Duval stated that the plans are still being developed and should be ready in a couple of weeks.

Reuben Hull stated that as a City project, this does not have to come to Planning Board. He said that it was brought here as a courtesy.

Jeff Peasley stated that he would like to see some more drainage details. He asked about the treatment of dissolved materials such as dissolved salt. He asked what would be done to intercept that and what would be the transport time for a contaminant to reach the Griffin or Ireland well.

Bob Duval said that the site will be self contained and surrounded by a "moat" and it will all drain toward the detention pond. Bob Duval stated that the travel time is 4,000 feet – 1,000 days. Bob explained the monitoring wells and the sampling. He said that if the wells show any changes, it would immediately be assessed and the activity would be isolated and identified long before the well is affected.

Pete Lavoie stated that he hopes to have construction estimates by June 13<sup>th</sup> and will try to go to the Council on June 14<sup>th</sup>. He said if not, they are going to ask Councilor Schmidt to have a special meeting so they can address it as soon as possible because there is a long lead time for the steel structure. They expect occupancy in April of next year.

Chuck Maglaras asked Pete if he is putting together a maintenance plan for Mast Road in regard to the neighbors and the blowing sand.

Pete Lavoie stated that there is a dust problem out there and the operators of the pits are trying to address that. The haul road that is in the center of the plan would be paved if it becomes a problem. He said that they are experimenting with new products. Pete said that there are no plans to upgrade Mast Road at this time. He added that they may do a shoulder widening for the recycling center in case they have a back up of vehicles, but nothing at the intersection right now. He said that Martel's operation is fairly well depleted and his other operation will be ending in a couple of years. He said the other pits are also getting depleted so someday there will be fewer trucks.

Tony McManus stated that he doesn't understand why they would locate the salt pile at a location that is closest to the recharge area when salinity is one of the greatest problems.

Bob Duval explained the berm and the water path.

Peter Schmidt stated the purpose here is to present these plans and these concepts to the Conservation Commission and to the Planning Board for their input and assistance. He said that additional heads can only add to the efficacy of the plans that they are reviewing. He said that they feel confident that they have a design concept and a management and operational concept which will protect the City's reservoir and wells. He said that this site is already undergoing preparation for construction and they are very close to the point of being able to order the building. He said that they are extremely mindful of the value of the aquifer and they are going well beyond reasonable measures to protect that resource for the City.

Tom Kelsey, Hydrosorce Associates in Nashua, stated that he has walked the site of the existing Public Works facility with Dean Peschel. He said that he has spoken with the supervisors of the different units of the DPW. He has looked at the proposed site and attended the Conservation Commission Workshop and has heard the comments and concerns. He said that everyone is well aware that the proposed site is in a secondary protection zone. He said that he pulled together all the many concerns and has summarized them by subject, by concerns, and by protective measures that can be taken. He said that it requires a very different corporate culture than now exists at the existing DPW site. He said there should be protocols and sessions with the employees and training. If there is an accident with a substance that will threaten the groundwater supply, there has to be a protocol to get to that quickly to remedy that situation. He said that the State of NH has a number of rules with respect to these kinds of facilities. The sinks and drains that are used have to be collected and not discharged directly off the site. All the concerns that have been mentioned here tonight are also the concerns that have been expressed by the people who actually will be charged with the responsibility of driving the salt trucks and handling the maintenance. He said that there is no gasoline to be stored on site. The 1,000 gallon fuel tank is for diesel fuel. He said that what strikes him at the site is the concrete operation that is next door and Madbury Metals. He said when all of these precautions are taken, and when the protocols are developed, then consider what is next door. He said that there were over 20 large vehicles parked on an unpaved area and a truck was being worked on in an unpaved area. The sign said No Trespassing, yet 3 young people were walking into the site by the Griffin Well. He said that extra precaution needs to be taken and recommends that there be routine checks at appropriate times.

Jeff Peasley stated that regarding the recycling area, he thinks that it should have its own drainage system. He said that the recycling center should be contained with a wall around it so nothing could drain off. This would increase the cost significantly. He said that the fact that we have other terrible practices going on next door has nothing to do with any of the concerns of this facility.

Tom Kelsey said that his point was that if the project occurs, it would seem that the City would have additional leverage to have the other site, which is a threat at the current time, cleaned up.

Chuck Maglaras made the motion to accept the application.  
Ron Cole seconded.  
**VOTE U/A**

The public hearing was opened.

Tom Fargo, Conservation Commission Chairman, stated that he was alarmed by the possibility of this use because of the water quality issues. He communicated his concerns to the committee that was working on this and was welcomed into the discussions. He said that some of his concerns have been forwarded by e-mail which followed a meeting that they had on May 16<sup>th</sup>. He said if there is a spill it will end up in the water supply unless three things happens: 1. It evaporates 2. Something eats the contaminants (biological activity) 3. It would be somehow absorbed until it could be removed. He said that baring these three eventualities, whatever is spilled at the site will end up in the water supply. He said that there is a need to establish an awareness by the City employees that spills cannot happen. He has talked about establishing a City staff position to routinely go out and inspect the well areas.

John Torr, Mast Road, asked if the recycling center would be open on Sundays. He said that people who arrive late or early tend to just dump things along the road. He asked about the intersection safety and if the stop line could be set back a little further so the trucks will have room to turn. He asked if the City was responsible for all the spills on the road. He asked what would happen if the well was lost and added that Dover would probably not have much of a future.

Pete Lavoie stated that the recycling center is now open on Sundays from 10:00 AM to 2:00 PM. Pete said that there will be a video camera set up. He said in the case of a concrete spill, they notify the company or they back charge them. If it's gravel, they send the sweeper out there.

John Torr said that there are a lot of bumps in the road and it sounds like a large cannon going off everytime a large dump truck goes through empty. If we loose the well what would the future of Dover be? He said that other than that, as long as the City maintains the road, he might go along with it.

Bob Callahan, Barry Street, thinks that the City should look for another site. He said that once the wells are gone, they are gone.

The public hearing was closed.

Steve Stancel gave the staff recommended conditions:

Frank Torr stated that he would like to see the intersection of Route 108 and Mast Road addressed because of the safety aspect. He said that the depressions in the road should also be addressed. He said that the proposed recycling area, should have a stacking area,

probably an additional lane. Frank said that he is not sure if we should have a reporting process to the Planning Board or to the City Council as to how those the protocols are working. Frank stated that the abutting properties need to be brought up to a higher standard than what they are operating at right now. It is an issues that needs to be addressed.

Ron Cole stated that on behalf of the Planning Board, he would like to thank the Community Services Department for bringing this before the Board because they did not have to do it. Ron stated that the depressions in the road are caused by the gravel trucks and asked if there is some manner of assessing the firms a user fee since they put the holes there. He said that we need to continually monitor the abutters. He said that water quality is one of the top concerns of the general public. He said that he believes that this is the best place for this facility. He asked if there is another similar situation on another community.

Pete Lavoie stated that Carl Quirim, who is the head of public works in Goffstown, just put in a new facility right on the river bank. He said that he has had discussions with Carl in regard to the salt shed.

Reuben Hull stated that he worked on the new Public Works Garage that went in in Hudson, which was very similar in size and scope and they had a perimeter swale all around adjacent to a wetlands.

David Landry stated that at some point we need to look at the whole area because this is an area that was rezoned Industrial. He said that the issue of stormwater runoff is going to come up when someone wants to do something with this land after the gravel is gone.

Chuck Maglaras made the motion to approve with the staff recommendations.

Frank Torr stated that he would like the Mast and Route 108 intersection addressed as far as safety and the pavement upgraded as necessary. Also a stacking lane for the recycling center and a protocol of the activities taking place and some sort of reporting system.

Reuben Hull stated that the recommendation is that the plan be approved. He asked Steve Stancel if this is an endorsement with recommendations.

Steve Stancel stated that it is an endorsement with recommendations.

Reuben Hull clarified that the last recommendation would be that the protocol be reported to the City Council and the Planning Department. Reuben said that it would make seven recommendations with our motion as follows:

1. Add the engineer's stamp and signature to the plat.
2. Submit copy of State Site Specific permit to the Planning Department.

3. Incorporate the Conservation Commission's recommendations into the design and operational standards including involving the conservation Commission and any interested Planning Board members in the design process on a continuing basis
4. Add gate at the entrance to the haul road.
5. Address the intersection of Mast Road and Route 108 as far as safety and upgrad the pavement as necessary.
6. Add a stacking lane for the recycling center.
7. Add a protocol of the activities taking place there and set up a reporting system to the City Council and the Planning Department.

David Landry seconded.

Jeff Peasley stated that geographically, this is an ideal site for the City garage, but in terms of the City's water supply, this is possibly the worst place in the City that this could go. He said that within the zoning of the City of Dover, most of what is occurring on this site is expressly prohibited in secondary groundwater protection zones. He read 170-28.3. His main concern is with the storage of petroleum products, as well as, the recycling center. He said that he doesn't think that people understand what will happen. He said that he is absolutely confident that the materials on this site will get into the groundwater. He said that he can't see how the City can violate its own ordinance. He said that the health of the citizens are in jeopardy and he does not support this site. He added that he would like to see intense consideration to keeping all the water that drains off this site and removing it off site with a detention pond that does not drain onto the rest of the site.

**VOTE 5 - 2**

**Opposed - Jeff Peasley, David Landry**

Jeff Peasley left the meeting at 9:15 PM.

Reuben Hull called a 5 minute recess.

Chairman Cole took over the meeting at 9:20 PM and Reuben took his regular seat.

**ITEM #4: Consideration and acceptance of an application for a minor subdivision of land for Daniel & Jacqueline Ayer, Assessor's Map N, Lots 21, zoned R-40, located on Back Road.**

Dan Ayer, 10 McKone Lane represented himself. He explained that he was approached to sell a lot by Walter Facett, who will be building a house on it.

Chuck Maglaras made the motion to accept the application.

Frank Torr seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Margaret Stevenson made the motion to approve 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 add note indicating amount of non-wetland area is at least 40,000 square feet.
4. Approval of the sewer line by the City Engineer.

Tony McManus seconded.

**VOTE U/A**

**ITEM #5: Application for an Alternative Design Subdivision (ADS) for Ezra Green Farm LLC, Assessor's Map F, Lot 23A, zoned R-40, located on Littleworth Road. (46 lots)**

Malcolm McNeill represented the applicant. He introduced Don Rhodes, the site engineer and the owner David Sears. He stated that on February 8, 2000, the Board gave conceptual approval for this plan for 46 units. He said that there is a mile long trail system throughout this site. He said that the developer gave various utility easements on the parcel across the road in the industrial park. He said that this is a plan that considers open space and recreation. He said that two thirds of this site remains in open space. The City request that there be utility easements in the event that other properties in the vicinity of this site are developed. He said that the majority of this site will be in a homeowners association. He said that they agreed with the city to install a parking area for 7 vehicles and putting in a series of trails that are approximately a mile in length. He said that there are very few trails of this nature in the community and in this case, the developer is taking a chance by making a portion of this site available for the public use. Municipal water and sewer will be extended to this site at the expense of the developer. The homes will be 3 to 4 bedroom, single family dwellings, not age restricted. The housing sizes will be between 1,750 and 2,250 sq. ft. In addition to the utility linkage, possible linkage to adjoining properties for future development. He stated that Tom Fargo came forward to support this ADS. He said that he is asking the Board to accept the plan. He said that there are State permits that have to be completed and some engineering is left to be done with regards to Littleworth Road.

Tony McManus asked why they are asking for the waiver of the 100' setback on Littleworth Road because it looks like there is sufficient uplands to relocate the two front lots.

Don Rhodes, Norway Plains, explained they are constrained by the wetlands.

Reuben Hull asked if the future right-of-way at the end of the cul-de-sac on the left is being deeded to the City under this approval.

Steve Stancel stated that the recommendation is that we approve this with deeding that 50' right-of-way to the City as part of this approval.

Frank Torr made the motion to accept the application.

Chuck Maglaras seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Steve Stancel stated that the Planning staff recommends tabling this item. He said that there are 12 outstanding recommendations along with an Engineering memo dated 5-23-00 with 18 issues. He read them as follows:

1. Waivers requested for length of cul-de-sac, 100 foot front buffer required by ADS regulations, and reduction of pavement width from 28' to 24'.
2. Need State Wetlands Board permit, Site Specific permit, and DOT driveway permit.
3. Require deceleration land plans.
4. Add note requiring underground utilities.
5. Add note stating that construction will conform with City and State standards.
6. Add proposed tax map and lot numbers to plan, as assigned by Tax Assessor.
7. Add GIS coordinates to the plat.
8. Consider recreation and DPW equipment contribution.
9. Drainage issues.
10. Add mailboxes on non-sidewalk side of road.
11. Sleeve across Route 9 for water and sewer.
12. Miscellaneous engineering issues.

Reuben Hull stated that whoever is selling the lots should let the buyers know that what they have may not be a cul-de-sac in perpetuity.

Chuck Maglaras made the motion to table.

David Landry seconded.

**VOTE U/A**

#### **ITEM #6: Old Business**

##### **a. Tyra Inc.**

Ron Cole stated that the Planning Board requested that they have the pit floor up to elevation 92.0 and a report to the City Engineer within 30 days. Ron read the memo requesting until the end of June to bring the pit bottom up.

Ron Cole asked if we should give them until the end of July.

Chuck Maglaras made the motion to give them until the end of July.  
Margaret Stevenson seconded.

**VOTE 5 – 1**

**Abstained – Anthony McManus**  
**Opposed – David Landry**

**b. Dovetail Commons/Corbin Drive**

Ron Cole read a memo from Bob Stowell, Trittech Engineering, requesting an additional 90 days to fulfill the conditions of approval.

Frank Torr made the motion to approve.

David Landry seconded.

**VOTE U/A**

**c. McIntosh Properties LLC., Assessor's Map 11, Lot 2.**

Margaret Stevenson made the motion to remove from the table.

Reuben Hull seconded.

**VOTE U/A**

Bob DeColfmacker, President of McIntosh College said that they would like to amend the plan. He said that they have elected to break the plan into two phases and remove from consideration the construction of the conference center portion of their plan that may have some potential parking and traffic issues. He said that they are asking for approval for the 25 room hotel addition that they presented a few weeks ago.

Steve Stancel stated that Phase I of the site plan which includes the 7,090 square foot hotel addition, pool enclosure, parking lot improvements, and drainage improvement, be approved subject to conditions, which he read. Steve stated that in addition to this the staff is continuing to work with NHDOT. He said they are going to Concord next Wednesday for a meeting to discuss both short term and long range plans for that immediate area.

Steve Stancel stated that #5 from the City Engineer's memo should be taken off as it relates to Phase I.

Bob DeColfmacker stated that many will remember that there was a function room on the site capable of holding 250 people and up until this past December, they were using that as a function facility. He said that they have shut that function facility down and with that, they have dramatically reduced the traffic flow to that site. He said they are working with the abutters, Steve Stancel, and NHDOT to resolve any issues that may arise at the intersection.

Reuben Hull made the motion to approve with the following staff recommendations:

1. Add the owner's signature to the plan.
2. Add the engineer's stamp and signature to all plan sheets.
3. Add the NH Wetlands Board permit number to the plan.
4. Provide the Planning Department with a copy of the NHDOT driveway permit and add the permit number to the plan. Any improvements required by the NHDOT permit or the traffic study being prepared by Norway Plains Associates shall be completed by the applicant.
5. Revise plans to address the issues contained in the City Engineer's memo dated 5/12/00.
6. Approval of the Conditional Use Permit for wetlands impact as recommended by the Conservation Commission.
7. Approvals for phase two (banquet facility) will require revised plans and another Planning Board public hearing in the future.

Margaret Stevenson seconded.

**VOTE U/A**

**ITEM #7: New Business**

Frank Torr stated that the issues that were raised in the approval of the Public Works Facility relative to the abutters need to be addressed.

Steve Stancel stated that he will come back with a memo indicating the process.

**ITEM #8: Adjournment**

Reuben Hull made the motion to adjourn.

Margaret Stevenson seconded.

**VOTE U/A**