

**DOVER PLANNING BOARD
MINUTES OF MEETING
JUNE 27, 2000**

MEMBERS PRESENT: Ron Cole, David Landry, Anthony McManus, Frank Torr,
Pete Lavoie, Reuben Hull

MEMBERS ABSENT: Margaret Stevenson, Paul Beecher, Jeff Mason, Jeff Peasley,
Jerry Reese, Charles Maglaras

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

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

ITEM #1: Approval of minutes.

Frank Torr made the motion to approve the minutes.
Pete Lavoie seconded.

Tony McManus stated that on page 7, the name of the speaker should have been Carolyn Foley and not Carla Foley.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a minor subdivision of land for Richard, Anna & Duane Kay, Assessor's Map G, Lot 27, zoned R-20, located on Columbus Avenue.

Jeff White represented Richard Kay and stated that this is a simple one lot subdivision.

Tony McManus made the motion to accept.
David Landry seconded.

VOTE U/A

The public hearing was opened.

Don Proulx of 11 Wallace Drive, asked to be shown the location of the lot and Jeff White explained the location in relation to the Wallace Woods Subdivision.

The public hearing was closed.

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

1. Add both owners' signatures to the plat.
2. Provide the Planning Department with a copy of the State Subdivision permit and add the permit number to the plat.
3. Revise plat to add the proposed map and lot numbers as assigned by the Tax Assessor.

4. Revise plat to add metes and bounds for the drainage easement.
5. Revise plat to indicate that the existing structure is used for a commercial or manufacturing use.
6. Revise plat to add a note indicating that lot B is not a residential building lot unless the commercial use is discontinued.
7. Driveway entrance to lot A should be moved to the southwest corner of the lot and the vegetation southerly of the entrance (approximately 50 ft) should be cut down to obtain a safe sight distance.

Reuben Hull commented that Plan Note 1 should say, total area 3.55 acres into two parcels not to parcels.

David Landry seconded.

VOTE U/A

ITEM #3: Consideration and acceptance of an application for a major subdivision of land for Northam Builders, Inc., (Owner Richard W. Kay) Assessor's Map G, Lots 30A & 30B, zoned R-20, located on Columbus Avenue.

Bob Stowell, Tritech Engineering, stated that there are actually two lots of record. These lots were separated in the late 80's. Since then, there has been a new water line that has been constructed going past the property which allows a more intensive development of the property. It is actually two minor subdivisions on the same plan. He said that 30A is being subdivided into three lots and 30B is being subdivided into three lots. He said that there will be only 4 new building lots. Bob stated that the first two lots are shared by a common drive and the next two also. He said that this is one of the straightest areas on Columbus Avenue with good sight distance. He said that their State Subdivision application is pending the receipt of the Wetlands Fill and Dredge permit for one of the driveway accesses. Bob said that they have been to the Conservation Commission and have gotten a favorable review.

Reuben Hull moved to accept the application.

David Landry seconded.

VOTE U/A

The public hearing was opened.

Sheri Picardy, 155 Columbus Avenue, stated that she endorses the development but has several concerns. She said the addition of this subdivision to the Wallace Woods Subdivision is turning the neighborhood from rural to residential. She would like some improvements to Columbus Avenue. She said that the road needs fixing because the building of Wallace Woods has damaged the road. She feels that they have a responsibility for the condition of the road and to the neighbors for the disturbance from all the construction. She said that she thinks there should be sidewalks on Columbus Ave. She said that there are kids walking and on bikes going up and down the road and parents pushing baby carriages. She stated that she has to bully the School Department

bus provider to pick up at individual stops because it is too dangerous for the children to walk along this road.

Pete Lavoie stated that they attempted to fix Columbus Avenue several years ago, but it would have to be completely redone. He said that he has had contributions through the years from Turnkey Landfill and Pike Paving. He said that that the area is so wet that the road doesn't hold up and would need a major reconstruction and there are many other roads that do also.

The public hearing was closed.

Steve Stancel stated that he may not agree with Ms. Picardy regarding the need for a sidewalk along the entire frontage of these 6 lots but he does agree that some discussion should take place regarding off-site improvements. Either in the area of recreation facilities or walking trails. He said that he spoke with the City Engineer regarding the sidewalk and he said that given the fact that there is no curbing or drainage facilities on this road, it would cost approximately \$60,000 to put in a sidewalk. On the other hand, he feels that this is an incremental development issue because Wallace Woods and two other lots and here is 6 more lots. Steve said if we continue to do nothing, we will end up with many house lots and no improvements. He stated that he is not convinced how 1,500 feet of sidewalk that comes from nowhere and goes nowhere will benefit the neighborhood and it may push the City to have to put additional sidewalks in there sooner than some other areas that may have a higher priority. He said that he spoke to the developer's engineer and asked them to consider some possible halfway point where either a walking trail or a tot lot is provided in the immediate area, something that the entire neighborhood can take advantage of. Steve recommended tabling this item while discussions continue.

Tony McManus stated that he would prefer to see a sidewalk there with the City sharing the cost because, ultimately, it will be to the benefit of the City. He sees the same thing happening that he has seen on Mast Road and Spruce Lane. He said that over the years subdivisions have been put in and no attempt was made to get them to build a sidewalk and now we have both roads completely filled and the responsibility for the sidewalk is falling entirely to the City. He said that we should start in the early stages working with the developer with the design work and with a contribution for the construction. Tony said that we need to look to see what the alternatives are.

David Landry stated that building partial sidewalks makes no sense to him because there is no place to walk to. He said that he likes the idea of Capital Reserve Funds that earn money for a while so that when you do go to put in a sidewalk there is some money there.

Reuben Hull stated that the bigger question is not just related to this subdivision but how come this road has been transformed from a minor street to a collector street. He said the Board needs to look at that street to see what the function is and if sidewalks should be there on one side or a separate bike path. He said it is part of the bike route that he uses. He said that that is the direction that Planning staff should be going in the next two weeks, the bigger vision and how this subdivision should be tied into it. He said that he

doesn't believe that they should be building an entire sidewalk from Littleworth to Tolend, but make a contribution of some sort.

Ron Cole stated that the trickle down effect is that we are dealing with what is becoming a major thoroughfare and we are also dealing with what is becoming a neighborhood. Ron said that the Board knew that if this area wasn't rezoned it would become what it is becoming and now we are trying to make the best of both worlds. This is part of the growing pains

Tony McManus made the motion to table.

Frank seconded.

VOTE U/A

David Landry asked if the Planning Board can set up capital reserve funds.

Steve Stancel stated that the department is in the process of developing an Impact Fee Ordinance. He said that there are very stringent State Statutes and when we start to collect capital monies for sidewalks for a specific area, then the City has to have in the CIP a commitment to do that sidewalk within a period of time or the money goes back to the developer. Unless we are prepared to put in a sidewalk on Columbus Ave. within the next 6 years, he would hesitate just asking for money. In many respects it is better if we have them put in a section of a sidewalk because that is there forever. He said that there should be a sidewalk on this street, just as there should be a sidewalk on about 30 or 40 other streets in the City with higher priorities based on population.

David Landry said that an example is Central Avenue, between Oak St. and the hospital.

Reuben Hull, Vice Chair, took over the meeting for Ron Cole for a few minutes.

ITEM #4: Consideration and acceptance of an application for a minor lot line adjustment of land for Southwest Partners Realty, LLC, Assessor's Map H, Lot 36B-1, zoned I-2, locate don Knox Marsh Road.

Chris Jacobs, Norway Plains represented the applicant. He asked if we could open up both items for Southwest Partners Realty as they are inter-related.

Reuben Hull opened up Item #5, and added that the items would be voted on separately and the end.

ITEM #5: Consideration and acceptance of an application for a site plan of land for Southwest Partners Realty, LLC, Assessor's Mpa H, Lot 36B-1, zoned I-2, locate don Knox Marsh Road.

Chris Jacobs stated that the purpose of the application is twofold. The lot line adjustment is part of the site plan to construct two additional self storage buildings. He went back to when Mr. Philips bought the land on a tax sale from the City of Dover. He spoke about

the prior subdivision that went straight down the brook. He said that both parcel were marketed separately. He said that a previous owner cleared the land and decided that he did not want to be in this location and Mr. Philips bought the property back.

Mr. Philips stated that the timing is important. He said that he first owned both sides of the brook (23 acres). He said that he sold the right hand side to Chad Kageleiry last June. Chad came before the Board for a landscaping building for Land Care. Land Care bought the land from him and had the land logged last August. They then changed their mind and elected to buy an existing building down the street on 155. He said that he then bought the land back. He said that there was some controversy of when the cutting of trees took place. He said that it happened last August when Land Care owned the land. He said that he went through the Conservation Commission a week ago and agreed to reforest a certain area on the right hand side of the brook to their satisfaction.

Chris Jacobs explained how they will be using detention basins to capture all the runoff from the site to be discharged off to the back of the lot. He said that they have agreed to hand rake the front area of the property and seed it. They will also plant seedlings ten foot on center to replicate what was lost and restore the area. He said that the wetlands, pine forest area, is saturated for about two weeks in the Spring but it is now dry.

Mark Philips explained that vehicular traffic will have to go out and over to the other side. He said that he has a full time manager that lives on the property. Mark said there is a golf cart on the property and if an emergency arises, there will be a golf cart bridge. Mark said that the footbridge would be subject to the State Wetlands approval.

Chris Jacobs stated that he realizes that they do not have a Wetlands Permit for the golf cart bridge and that they will have to come back to Planning for a Conditional Use Permit. He said that they would get the permit from the Wetlands Bureau first.

Tony asked if this proposal is the limit of development in the back portion given the amount of wetlands.

Chris Jacobs stated that that under the 20% impervious rule that the City has within the Secondary Groundwater Protection Zone, we are at 19.9%. There is no more pavement or building allowed on this lot or even on the front lot.

Tony McManus made the motion to accept the application.

Frank Torr seconded.

VOTE U/A

The public hearing was opened for the lot line adjustment and site plan.

There were no comments.

The public hearing was closed.

Steve Stancel gave the recommended conditions of approval for both plans.

Tony McManus made the motion to approve the Lot Line Adjustment plan with the following conditions:

1. Add surveyor's stamp and signature to the plat.
2. Revise plat to show the metes and bounds of the access easement over lot 36B.

Frank Torr seconded.

VOTE U/A

Tony McManus made the motion to approve the site plan with the following conditions:

1. Add owner's signature to the plan.
2. Add engineers stamp and signature to all sheets.
3. Revise plan to show the metes and bounds of the access easement over lot 36B.
4. Installation of the deceleration lane shall be required prior to the granting of an occupancy permit.
5. Revise sheet #3 of plan to add a row of white pine seedlings abutting the northern edge of restoration area A and extend the northern most row of seedlings into the rear setback area of the lot.
6. The applicant shall have the restoration plan reviewed and approved by Dean Peschel and the Natural Resources Conservation Service. Improvements recommended to the restoration plan shall be included on the final plan.
7. Approval includes the granting of the conditional Use Permit for development within the Secondary Groundwater Protection zone, with the condition that the applicant follow the restoration plan shown on sheet #3, as recommended by the Conservation Commission and National Resource Conservation Service.

Frank Torr seconded.

VOTE U/A

ITEM #6: Old Business

Steve pointed out the memo that Bruce Woodruff did on the traffic study for Motiva. He said that this would give the Board extra time to review it before the July 11 meeting.

ITEM #7: New Business

David Landry stated that he will be on vacation and will not be at the meeting of July 11, 2000.

Tony McManus read a Resolution to honor of Nick Henderson, of Foster's Daily Democrat. Tony said that Nick very patiently sits through the meetings and takes notes and produces a very accurate, fair and professional final product. He said that he felt it was a good time for this Board to give Nick some recognition. He said when this Resolution is signed, he would like for Nick to bring it back to his boss.

Ron Cole read the Resolution.

Tony McManus made the motion for the Resolution to be resolved.

Dave Landry seconded.

VOTE U/A

ITEM #8: Adjournment

Frank Torr made the motion adjourn.

Pete Lavoie seconded.

VOTE U/A