

**DOVER PLANNING BOARD
MINUTES OF MEETING
MARCH 25, 1997**

MEMBERS PRESENT: Martin Smith, Otis Perry, Paul Beecher, Reuben Hull, Brian Preston, Dennis Ciotti, Ronald Cole, Mike Bobinsky, Anthony McManus

MEMBERS ABSENT: Charles Maglaras

STAFF PRESENT: Steven Stancel, Planning Director, Bruce Woodruff, City Planner, Jacqueline Freeman, Recording Secretary

Chairman Cole brought the meeting to order at 7:03 PM.

ITEM #1: Approval of minutes.

Otis Perry made the motion to approve the minutes.

Dennis Ciotti seconded.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a site review, conditional use and minor lot line adjustment of land for NH Catholic Charities, Inc., (St. Ann's Home) Assessor's Map L, Lot 15A, zoned R-20, located on Dover Point Road.*

David Choate, of Coldstream Realty of Portsmouth, stated he is the coordinator of the approval project for the applicant. He introduced David Breitrick of Appledore Engineering and Sister Robert who is the Superior of St. Ann Home. He explained how this is going to be a state-of-the-art, 3 1/2 to 4 million dollar facility. He stated there will be an independent living facility, an assisted living facility and a nursing home. Mr. Choate stated that the existing St. Ann Home will house 31 elderly units and will eventually be joined together with the new portion. He said they are hopeful to start construction this Spring and the Phase II Assisted living addition will be built upon demand. He said it will be a full cycle of care. He read two letters, one from Bishop Leo E. O'Neil, who owns St. Thomas, stating that they cannot approve a common driveway with the St. Ann Home. The other letter from Msgr. John P. Quinn of New Hampshire Catholic Charities, Inc., owner of St. Ann Home, states that they have safety concerns regarding consolidating their driveway with the St. Thomas High School. The third document he said is an agreement for joint usage of the soccer field signed by Msgr. Quinn and Bishop O'Neil. He said they have received a special exception from the ZBA and also a variance for the roof height. He said they have gone to TRC.

David Breitrick of Appledore Engineering, stated they redesigned the driveways to provide two access points instead of three. He said the southerly driveway will be for residents and visitors only. The northerly will be utilized by the employees and service vehicles. He went over the drainage system and the detention basin. He said that St. Ann is presently on a pre-treatment plan. He said they will connect to a 16" main in Dover Point Road. He said the pipe will be polly encased for protection. He stated that the entire facility will be serviced by natural gas. He

stated that they are also doing a lot line adjustment. He said the St. Ann parcel is 2 acres and St. Thomas High is on a 23 acre parcel which wraps around St. Ann Home. David said the expanded use will require 11 acres and to achieve that they are swapping approximately 9 acres from the Bishop and transferring it to NH Catholic Charities. He said the property that is being transferred is a soccer field. He said they are requesting to develop an area of steep slope and they have received a positive recommendation from the Conservation Commission. He said the State approved a NH DES dam permit and the site specific is pending. He said the driveway permit for NH DOT is also pending. Mr. Breitrick said that as far as NH DOT is concerned, no improvements to Dover Point Road are needed as a result of this plan.

Mr. Breitrick stated he has met the following concerns of the Gibsons:

1. The lighting will be changed to low pressure sodium
2. There will be a swale to provide for the snow melt.
3. There will be a buffer of white pine for screening.

Mr. Breitrick stated that the outlet for the detention basin is on the south side of the soccer field. He said it would discharge at a rate of 2 cubic feet per second. He said there are two different designs for detention basins, a wet bottom or a dry bottom. He said this one will drain within a number of hours. When asked about the traffic, David Choate stated they commissioned a traffic study to be done and the number of new vehicle trips is an increase of 2 vehicles in and 2 vehicles out for each driveway. He added it was such a negligible impact that it did not warrant any further study. Mr. Breitrick stated the emergency access to the back of the second phase building is through the high school driveway over a gravel road.

Ray Mailloux stated that the independent living residents will be provided their own parking spaces but based on the St. Francis Home, they are pretty sedentary. The assisted living residents will probably not drive.

Bruce Woodruff, City Planner, stated that to his calculations the counts come out to an additional 3 in - 3 out or during peak hour, 140 per day, 1/2 in 1/2 out.

- Mr. Mailloux stated there are 70 people employed at St. Ann Home. He the number of employees will not increase because they will add two people for independent living, but reduce the nursing home by 2 people because of the better efficiency.

Otis Perry made the motion to accept.

Brian Preston seconded.

• **VOTE U/A**

Bruce Woodruff stated that he is in agreement with HSA's traffic study. He added that the two entrance scenario is the best. He stated that the Engineers at NH District 6 do not see a problem with the high school and nursing home traffic. He said they feel that lights are not needed and the two 10' shoulders can be used for deceleration lanes for turning traffic. He said they feel the nursing home is a low traffic generator. He said he went to the site on two separate days and he said the nursing home had 3 vehicles exiting on the first day and on the second day there were 2 vehicles exiting the site.

Ray Mailloux stated that NH Catholic Charities has its own board of trustees and the Catholic Bishop of Manchester is a corporation, they are two distinct bodies.

David Choate stated they had originally shown an emergency access road around the building. He said it was the Fire Department's recommendation to eliminate that because of the slopes and to provide access from the adjacent paved area. He added that the Fire Dept. felt with that access their equipment was adequate to fight any type of fire.

Discussion ensued on the possibility of a fire breaking out at the same time that school was letting out. David Choate stated if there was a fire the traffic would stop and the fire truck would be allowed in. Mr. Beecher felt there was not enough room between the north side of the school for the fire apparatus.

The public hearing was opened.

Frank Gibson, 2 Evans Drive, stated he is concerned with the traffic in the parking area adjacent to his property. He stated he is also concerned with the emergency vehicles during the night while they are sleeping. He said the only rooms in his house that do not face the project is a living room and a downstairs bath. He said he would like to change the white pine to a mixture of arborvitae's and white pines. He said he would like the consideration of a fence or a berm be addressed in a year's time when he knows more what he will be facing. He said that the septic system problem has been addressed with the swale that will catch the snow runoff, also the emergency entrance has been resolved as the southern entrance will be used.

The public hearing was closed.

Steve Stancel said the Fire Department still has some concerns with access, primarily with the turning radiuses with areas of the parking lot. Steve stated that a site walk should be scheduled.

Otis Perry stated that there is a big problem with the two entities. He said they need to look at the high school traffic in relation to the nursing home project.

Paul Beecher stated that he sits of the St. Thomas Advisory Board. He stated he wants to let the Board know they are contemplating the construction of a new building for St. Thomas as the class sizes are getting bigger. He said the school generates a considerable amount of traffic as the Juniors and Seniors are allowed to drive to school. He said there is really only one entity that owns all that property. Mr. Beecher said not enough consideration is being taken into account for both uses of the property and the impact that we could be facing when a request from the Diocese comes to add another building to St. Thomas. He said it will impact the entire area. He said this project is taking away 11 acres of what is currently school property to allow this project to comply with density requirements and it really doesn't protect St. Thomas in the long run from the continued use of those fields. He added that he is not really comfortable with the way the drainage is drawn.

Otis Perry made the motion to table this item to a site walk.

Paul Beecher seconded.

VOTE U/A

The site walk was set for Monday, March 31st at 2:30 PM.

ITEM #3: Consideration and acceptance of an application for a minor subdivision of land for California Property Management Inc., (Owners, Dunn's Bridge Associates Inc.) Assessor's Map I, Lot 19 & 20A-2, zoned R-20, RM-20 & RM-12, located on Durham Road (Route 108).*

Peter Drummon, who works for Richard P. Millette and Associates, said he is representing the owner. He distributed some revised plans. He said this proposal was contemplated in 1992 but they lacked frontage. He said that lot 1 gets its frontage from the addition of a lot on 108 and Sylvan Drive. He said Lot 2 gets its frontage on Adele Drive. He added that this is a simple minor subdivision with no outstanding issues and it will separate the condos from the rental portion of the property. He said there are no plans to build at this time.

Steve Stancel stated that the utility easement should be shown as dotted lines not solid. He said they will have to come before the Planning Board to build other units or to build on the existing foundations.

Mike Bobinsky made the motion to accept the application.

Otis Perry seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Otis Perry made a motion to approve the plan with the following conditions:

1. The real estate transaction that creates the frontage on Durham Road takes place.
2. The owner's signature be added to the site plan.
3. All density calculations are correct and be revised to eliminate two (2) units from the calculations for Lot #1.
4. All the easement lines should be dashed instead of solid.

VOTE U/A

ITEM #4: Application for a minor lot line adjustment of land for McEneaney Survey Associates, Inc. (Owners Mast Road Sand & Gravel & George & Frances Dowaliby), Assessor's Map H, Lots 53, 48, 47A, zoned R-40, located on Cold Springs Road (off Bellamy Road).

Kevin McEneaney stated he is representing Mast Road Sand & Gravel, Paul Martel, and the Dowalibys. He said there are two lot line adjustments and a lot consolidation taking place on this plan. He said they are keeping 3.2 acres around the house on Cold Springs Road to

eventually sell off. He said all the remaining land is 44.2 acres. He said the now 5 separate parcels will become 2 separate parcels. Kevin said when it is all done it will become lot 53. Kevin stated that the City plows Cold Springs Road but it is considered private. Kevin stated there will be no truck traffic on Cold Springs Road and no excavation is planned north of Cold Stream Road.

Otis Perry made the motion to accept the application.

Dennis Ciotti seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Otis Perry made the motion to approve the plan with the following conditions:

1. The owners' signatures be added to the plat.
2. Add a note to the plat stating that no gravel trucks shall use Cold Springs Road private drive.
3. Add a note to the plat stating that no sand and gravel materials extraction shall be allowed north of Cold Springs Road private drive on Map H, Lot 53 (after lot line adjustment. This includes former lots H-57 and H-52).
4. Add all of the properties that have access rights to note 4 on the plat.
5. Show Cold Springs Road private drive in its entirety on the plat.

Martin Smith seconded.

VOTE U/A

ITEM #5: Old Business

Ron Cole asked the members to bring their red CDBG notebooks back so they can be reused next year.

a. Weeks Crossing

Steve Stancel gave a brief history of what happened 1 1/2 years ago when a portion of land near what is now Weeks Crossing was rezoned. He said land has to be rezoned in order to strike a better balance of land in the Community. He said residential land does not pay for itself in terms of tax revenue. He said in 1996 it took \$5,300 to educate 1 child in the City's school system. He said for every 10 single family homes there will be approximately 8 students generated at a cost of \$42,000. He said at the same time, a single family detached house brings in approximately \$3,000 in taxes, which means the City is losing approximately \$12,500 for every 10 houses. Steve gave the history of the retail business in Dover. He said there are approximately 50,000 vehicles per day that go through the Weeks Crossing area. It is one of the highest traffic areas in the State. At the Speak Out Dover meetings the citizens felt the City should do more to attract business and industry to the community. Steve said that some people in that area feel they are trapped in a residential use in a commercial area. Steve said he feels there is a need to do

outreach in the neighborhood. He said that a highway office transitional zone which allows both retail and office use should be looked at. He suggested that meetings could be held at Strafford Farms

Reuben passed around a handout which follows what Steve was saying about an outreach program. He said he would like to get all the committees and the residents together and see what is seen for that area. He said it could be fully commercial, stay the way it is or it could be a mixed use. He said we can see what they singularly want but we do need to get together with a plan. He feels the meetings are a good way to do it. Reuben said he has been getting calls from people wondering when we are going to rezone. He said he wants to provide people with an opportunity to speak their minds.

Anthony McManus stated that what is already in place is bad planning and that we have created some ugly areas. He said good planning is now moving away from strip malls.

Paul Beecher stated his reaction is to go with a plan. It will give people something they can respond to. He said he wants to protect the area from what has happened in Somersworth.

Steve Stancel stated that strip malls are not bad if we can make them look good. He added that we all need the services.

Ron Cole stated we can do a workshop on this and maybe revisit the subject on the second meeting in April.

b. Fee Changes

Steve he would like to change the \$25.00 lot line adjustment fee to \$100.00 and the certified mailing to the actual postage for Certified Mail. He said the cost should reflect the amount of time the department puts into the plans.

Anthony McManus made the motion to support the fee increases.

Paul Beecher seconded.

VOTE U/A

ITEM #7: Adjournment

Brian Preston made the motion to adjourn.

Otis Perry seconded.

VOTE U/A