

**DOVER PLANNING BOARD  
MINUTES OF MEETING  
APRIL 22, 1997**

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

**MEMBERS ABSENT:** Charles Maglaras

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

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

**ITEM #1: Approval of minutes**

Mike Bobinsky made the motion to approve the minutes.

Marty Smith seconded.

**VOTE U/A**

**ITEM #2: Consideration and acceptance of an amended subdivision plan of land for Gregory R. Brown, Assessor's Map L, Lot 96-K, zoned R-20, located at 256A Dover Point Road.**

Ken More, 52 Spruce Lane, represented Mr. Brown. He said that the intent of the survey is to revise the line as the 25' wide easement was intended to be included as a portion of Lot #2.

Paul Beecher and Reuben Hull arrived.

Otis Perry made the motion to accept the application.

Dennis Ciotti seconded.

**VOTE U/A**

The public hearing was opened.

Matt Higgins, 256 Dover Point Road, stated he has a right-of-way down the same drive. He added that Mr. Brown has offered to change it on the plan.

The public hearing was closed.

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

1. Add the owners' signatures to the original mylar to be recorded.
2. Add a driveway access easement over the drive for Lot # L-96-E

Marty Smith seconded.

**VOTE U/A**

**ITEM #3: Consideration and acceptance of a site review of land for Opechee Construction Management Corp., (Owner, City of Dover) Assessor's Map D, Lot 13, zoned I-4, located on Production Drive.**

Mark Woglom, represented Park Nameplate. He stated it is a new lot behind Conproco. He said the 49,200 sq. ft. building was designed with expansion capabilities.

Otis Perry made the motion to accept the application.

Brian Preston seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

the public hearing was closed.

Steve Stancel went over the staff recommendations and the engineering comments. He added that one outstanding issue is that they will need to go the Transfer of Development Rights (TDR) route in order to meet the building and parking lot setbacks. He said they don't currently have enough wetlands on the site but they will be working with the Dover Economic Development Corporation to get the proper sending areas so they can take advantage of the TDR Ordinance.

Otis Perry stated he thinks this should be tabled until we have all materials so we can do the subdivision and do it all at once.

Mark Woglom stated that they have done all that DIDA wanted them to do and they have met all the requirements from the TRC in terms of things that have to show on the plan. Mark said they want to get a conditional approval tonight so the owner can get financing.

Steve Stancel stated that they are recommending the water line be looped as part of the construction. He said he has spoken to Frank Richardson and there will be no need to go to the Wetlands Board.

Mark Woglom stated that it was his impression that there was no water line needed to be constructed with this application. He said a looped water line is a big line to construct.

Steve Stancel stated it was the intent of the Technical Review Committee.

Mark Woglom stated it was his understanding that there would be no water line constructed now. He said it would only be if future development took place. He said as part of the wetlands there was discussion of an easement for a future water line but nothing as far as this application is concerned.



2. Property pins and bounds need to be set.
3. Relocate catch basin at Sta. 7+08 closer to the curb line.
4. Relocate catch basin at Sta. 7+73 to before the sidewalk.
5. Relocate the pipe out of catch basin at Sta. 7+08 to flow to catch basin at Sta. 7+73 and then to the outfall.
6. Please provide test pit data for the site.
7. Tax map lot numbers need to be shown on sheet 1.

Anthony McManus seconded.

**VOTE U/A**

**ITEM #4: Consideration and acceptance of a site review of land for JSN Associates,  
(Owners Miesfeldt Realty Trust) Assessor's Map G, Lot 32, zoned I-1, located at  
35 Crosby Road. (Tape-O)**

Roger Brown, from JSN, stated it is a 4,900 sq. ft. addition to an existing manufacturing facility that makes tape for hockey sticks and they are now adding medical tape. He said they meet all dimensional regulations. He said there is a small wet area for which they have received approval from the Conservation Commission. Mr. Brown stated there are 28 parking spaces which is adequate.

Mike Bobinsky made the motion to accept.

Dennis Ciotti seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Steve Stancel went over the conditions and stated that any approval would include a Conditional Use Permit.

Anthony McManus asked why the existing catch basin was being removed.

Roger Brown stated that the catch basin was running the wrong way.

Martin Smith made the motion to approve with the following conditions:

1. Add the owner's signature to the site plan.
2. The application requires a Conditional Use permit from the Planning Board for wetland area disturbance. The Conservation Commission favorably reviewed the project.
3. The NH Wetland Council expedited permit be submitted to the Planning Department when received.

Mike Bobinsky seconded.

**VOTE U/A**

**ITEM #5: Consideration and acceptance of a site review of land for Kim Raimer & Peter Allen, (Owner, Strafford Farms) Assessor's Map 40, Lot 43, zoned B-3, located at 58 New Rochester Road.**

Kevin McEneaney, of McEneaney Survey, represented the applicants. He stated they are going from 91 parking spaces to 131 spaces. He said they will create a swale and construct an infiltration trench to get the water back into the recharge area. He said they are creating areas of screening and additional lighting will be provided. He said the drainage easement is across the small parcel the City owns and uses as a pumping station. He said they will be asking the Council to approve the easement and the Planning Board to give a favorable recommendation.

Ron Cole stated he received a call from an abutter, Ms. Mason, and she was concerned with how effective the screening is going to be in regard to the spacing of the trees.

Kevin stated that the trees are 8' white pine and they can add the spacing. He said the lighting is box type lighting that will be directed down.

Brian Preston asked if the drainage is adequate.

Steve Stancel explained the drainage and stated that Dean Peschel checked it out because of concerns but found it to be adequate.

Otis Perry made the motion to accept the application.  
Reuben Hull seconded.

**VOTE U/A**

The public hearing was opened.  
There were no comments.  
The public hearing was closed.

Paul Beecher made the motion to approve with the following conditions:

1. Add the owners' signatures to the site plan.
2. Obtain approval from the City Council for the drainage easement.
3. Planning staff would highly recommend that the applicant consider installing removable speed bumps during the summer months at the entrances on New and Old Rochester Roads. This would slow cut-through traffic and increase safety to pedestrians during the ice-cream season.

Dennis Ciotti seconded.

**VOTE U/A**

## ITEM #6: Old Business

### a. Discussion of rezoning north of Weeks Crossing.

Reuben Hull went over the meeting of the ad-hock Willand Pond Committee. He said there were a few residents and business people there. He said what they want to do is to coordinate a series of workshops with the residents and business people and interested parties to come up with a master plan. He said the idea is to find out how we can integrate the needs of the City with the wishes and needs of the residents and businesses that are there. Reuben stated that some people do not want any change and some want many changes. He said he envisions at least 3 or 4 workshops to be held in that area, pretty much by word of mouth, to see what the people envision for the area in the course of the next to 2 to 10 years and how we can integrate commercial, retail and office development without severely detracting from what is there. Also, to keep in mind that Willand Pond is a very important asset and should probably be the focus of the whole area. He said it should be a slower process than the rezoning to allow for a good comprehensive focused plan. He said he spoke to Steve Burns of SRPC, who offered some advice. He said there will be a neighborhood meeting on May 1st at the park. Reuben said the idea is to let "it" grow and put together an implementation schedule. He said Lee Martel's slot is vacant and would like another member appointed.

Ron Cole asked for volunteers and there were none. He said he will appoint someone.

Steve Stancel stated he would like a committee of three and will meet with them. He said he has concerns with this roaming on its own and really doesn't want to associate this with the Willand Pond Committee. He said it should be separate and between the 3 member sub-committee, Steve Pesci and himself. Steve said that not having heard from the committee, he will continue to look for what he thinks would work up there. He said one concept is one that appears to be working very well in Bedford. He said it is called a Performance Zoning District and what it does is allow property owners to utilize their land according to the highest and best use and establishes performance standards that measure quantifiable impacts of each proposed development and promotes aesthetic qualities of the corridor. He said what it does is a) establish normal dimensional standards that are fairly restrictive b) Create incentive bonus standards for developers that protect the overall integrity and character of the corridor as well as promote the development of a system of local roads and utilities. He said the way it works, for example, is there may be a relaxation of minimum lot area and frontage requirements for the site that access or front on local roads or provide shared access, thereby promoting favorable development without adversely affecting traffic patterns. He said there may be a relaxation of minimum lot area for provision of land offered to the City or other non-profits acceptable to the City for use as public recreation, conservation, open space, etc.

Steve stated there could be a relaxation of impervious surface requirements for projects that provide easement deeds along Route 108 frontage to allow future widening of road or similar improvement to the corridor, and also projects that provide increased landscaping. He said also might provide relaxation of the front structure setback for projects that develop sites in such a way as to place parking pavements to the side and rear of the proposed building. In addition to

this there are very strict minimum landscape standards that help diminish adverse impacts of structure lighting, noise of proposed land uses; to provide adequate buffers between parcels; promote aesthetically pleasing relation ship of scale between buildings, and promote tree lined street image with complete monument or pedestal signage versus pole signage.

He said it is really just a concept at this point. He handed out a copy of the Bedford Ordinance for the Board's review.

Ron Cole stated he would appoint a third person and set up a meeting.

**b. Brox extraction permit.**

Otis stated Brox is mentioned in the staff comments but it was not mentioned in the agenda. He said he thinks it should be postponed until it is in the agenda because he knows there are residents who would like to be here when we have this discussion.

Ron said, if that is the case it will stay on the table.

Anthony McManus stated there is going to be a meeting in Manchester on the Main Street program that was mentioned on May 7th. The Chamber of Commerce has the information.

**ITEM #7: New Business**

Ron Cole stated that he took it upon himself to represent the Dover Planning Board to recommend that the Strafford Regional Planning Commission be the people to sponsor for a program of protection of the environmental quality of the Cocheco River.

**ITEM #8: Adjournment**

Otis Perry made the motion to adjourn.

Dennis Ciotti seconded.

**VOTE U/A**

**DOVER PLANNING BOARD**  
**MINUTES OF MEETING**  
**APRIL 8, 1997**

**MEMBERS PRESENT:** Martin Smith, Brian Preston, Otis Perry, Paul Beecher, Anthony McManus, Ronald Cole, Mike Bobinsky, Charles Maglaras

**MEMBERS ABSENT:** Reuben Hull, Dennis Ciotti

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

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

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

Otis Perry made the motion to approve the minutes.

Marty Smith seconded.

**VOTE U/A**

**ITEM #2: Consideration and acceptance of an application for a site review and subdivision of land for Chad Kageleiry, (Owners Paul Rinden & The Margaret Kanost Revocable Living Real Estate Trust) Assessor's Map D, Lot 14, zoned I-4, zoned I-4, located on Venture Drive.**

Bob Stowell, of Tritech Engineering, represented the application. He said the site is 14 acres in size. The parcel will be separated into 2 pieces. The Churchill piece will be 6.7 acres for the construction of a 25,000 sq. ft. building. It will have City water and underground electric, telephone and cable TV.

Brian Preston made the motion to accept the application.

Mike Bobinsky seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Paul Beecher made the motion to approve with the following staff recommendations:

1. Owners' signatures be placed on the subdivision and site plan.
2. Provide the Planning Department with lighting specifications.
3. Approval of sign design by DEDC prior to any Certificate of Occupancy.
4. Add two 2 1/2" caliper trees along the front of the building and 3, 2 1/2" caliper trees along the northern side of the building.
5. Note added to the site plan stating the following:

Owner shall pay a proportional share of any new road constructed adjacent to the site at the time the project connects to the road. Said proportional share shall be determined as follows:

Total cost of road and utilities divided by total upland acres adjacent to the road, (32.92 acres) times total upland acres for the parcel (4.8 acres)

Mike Bobinsky seconded.

**VOTE U/A**

**ITEM #3: Consideration and acceptance of an application for a conditional use of land for Linda Struble, Assessor's Map L, Lot 113, located at 316 C Old Dover Point Road.**

Atty. Malcolm McNeill represented the Strubles. Malcolm stated that the addition is to the rear and away from the sensitive areas. He said the reason for the conditional use is because it is in the Conservation District. He stated that the Conservation Commission has approved the project and the NH Wetlands Permit is pending. He said this has no adverse affect on the surrounding properties.

Charles Maglaras made the motion to accept the application.

Paul Beecher seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Paul Beecher made the motion to approve with the following conditions:

1. Owner's signatures be added to the plan.
2. Receive NH Wetland Board approval.

Charles Maglaras seconded.

**VOTE U/A**

**ITEM #4: Consideration and acceptance of an amendment to a subdivision plan for Ronald & Jane Flitter, Assessor's Map A, Lot 26-4, zoned R-40, located on Blackwater Road.**

Kerry Forbes represented the Flitters. He said when the Gilmer subdivision was approved, one of the requirements was shared driveways because of site distance. Mr. Flitter wants to move his driveway 30 feet east to where his house will be and to avoid a mound of ledge. He said the sight distance is really no different at that point than at the shared driveway site.

Otis Perry made the motion to accept.

Mike Bobinsky seconded.

**VOTE U/A**

The public hearing was opened.  
There were no comments.  
The public hearing was closed.

Paul Beecher made the motion to approve with the condition that the owners' signatures be placed on the plan.

Charles Maglaras seconded.

**VOTE U/A**

**ITEM #5: Public hearing on gravel pit renewals.**

**a. Public hearing and consideration of a request for an extraction permit by Brox Industries, Inc., Assessor's Map C, Lots 12-A, 13, 14, zoned R-40, located on Glen Hill/Tolend Road.**

David Cluff, Manager of Brox, stated he is reapplying for 3 gravel pit permits.

The public hearing was opened.

Kyle Standall, 437 Tolend Road, was against granting the permit. He read Section 170:31 Standards A. Prohibited Projects - The Planning Board shall not grant a permit when the issuance of a permit would be unduly hazardous or injurious to the public welfare. He stated the truck traffic is injurious to the public welfare. He said he was almost hit when walking on Tolend Road and that Tolend Road is not fit for truck traffic.

Paula Forbes, 254 Tolend Road, stated she wants the hours of operation to be restricted to 8:00 AM - 5:00 PM on weekdays and 8:00 AM - 1:00 PM on Saturdays.

Chip Chapman, 212 Tolend Road, requested that there be some reexamination in 6 months to give the residents a chance to see if there is a reduction in the number of truck traffic. He said there were over a hundred trucks today and they are putting the public welfare at risk.

Public hearing was closed.

David Cluff stated that the pits that he is asking to be permitted predate RSA 155-E. He said the paragraph that was referred to is if you are asking to open a new pit. He said a 24 ft. wide road is the same as a state highway travel way to travel way.

Steve Stancel said the staff recommendations are as follows:

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
2. Minimum setbacks from property lines be flagged in the field by May 1, 1997 to facilitate inspections. The pit owner shall contact the Planning Department prior to May 1, 1997 to