

**DOVER PLANNING BOARD
MINUTES OF MEETING
JUNE 10, 1997**

MEMBERS PRESENT: Ron Cole, Charles Maglaras, Kathy Taylor, Anthony McManus,
Brian Preston, Mike Bobinsky

MEMBERS ABSENT: Dennis Ciotti, Paul Beecher, Otis Perry, Marty Smith, Reuben Hull

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.

Kathy Taylor made the motion to approve the minutes.

Brian Preston seconded.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a minor lot line adjustment of land for Northam Builders, Inc., and Bruce & Vicki Kennedy, Assessor's Map L, Lots 40-9, 40-11 & 70B, zoned R-20, located on Baldwin Way and Roberta Drive.

Bob Stowell, President of Tritech Engineering, represented the applicants. He stated the lot line adjustment will add to the Kennedy property.

Brian Preston made the motion to accept the application.

Kathy Taylor seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Brian Preston made the motion to approve with the condition that the owners' signatures be added to the plat.

Kathy Taylor seconded.

VOTE U/A

Mike Bobinsky arrived at 7:05 PM.

ITEM #3: Consideration and acceptance of an application for a minor lot line adjustment of land for Smithfield Construction Co., Inc., Assessor's Map M, Lots 102-6, 102-7, 102-8 & 102-9, zoned R-40, located on Middle Road and Back Road.

Bob Stowell, President of Trittech Engineering, stated they are making minor modification to the original plan.

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.

Steve Stancel gave the staff recommendations.

Kathy Taylor made the motion to approve with the following conditions:

1. Add the owner's signature to the plat.
2. Complete the application with information on the square footage of the original and new lots.
3. Add the SCRD Plan No. to the "Hills Farm" plan reference note.
4. Add 50' setback lines be added from the Conservation District adjacent to the intermittent stream.

Charles Maglaras seconded.

VOTE U/A

ITEM #4: Consideration and acceptance of an application for a site review for D.F. Richard, Inc., (Owner N.R.B.A. Realty) Assessor's Map 26, Lot 12, zoned B-3 & I-1, located at 81 Broadway.

Paul Connolly, Civil Works, represented D.F. Richard. Paul explained that a portion of land was leased from the B & M Railroad for decades and later bought and added to the parcel. He explained the old tanks were of a temporary nature. He said that they now want a state-of-the-art facility. He said the old tanks were removed and the soil de-contaminated. The three new tanks will hold 30,000 gallons each. Paul said they met with TRC and have addressed all the Fire Department's comments. He said they will be installing a 7 ft. high fence to secure the yard. Also, they will add top soil to an area where a building once stood prior to being destroyed by fire a few years back.

Charles Maglaras asked about the distance between the tanks and the railroad tracks.

Paul Connolly assured everyone that should a train derail it will be a long way away.

Mike Bobinsky made the motion to accept the application.

Kathy Taylor seconded.

VOTE U/A

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

Steve Stancel gave the staff recommendations. He said there are only two because Assistant Chief Ronald Clymer stated that the tanks fall within the specified requirements of NFPA 59 Standard for the Storage and Handling of Liquefied Petroleum Gases, 1986 Edition as adopted by the Dover Code 109.

Steve Stancel stated that the 7 ft. fence with privacy slats will run along the eastern boundary of the property and a small section where the two wood single story frame buildings are being taken down.

Brian Preston asked if the 1986 codes have been continually revised and upgraded.

Steve Stancel stated that when the Fourth Street project came up Assistant Chief Ron Clymer indicated that the distances hadn't changed.

Steve Stancel stated that one issue he has discussed with the Fire Department as a result of the Fourth Street project was whether the City should adopt something more stringent than the NFPA. There appears to be conflicting standards such as the HUD standards vs. the NFPA.

Mike Bobinsky stated he feels there have been a lot of technology changes with regard to safety improvements of the tanks, double wall thickness, etc.

Paul Connolly stated there are emergency shut offs at strategic locations and this plant will be able to be shut down should an emergency arise.

Anthony McManus stated that in many instances the ordinance is passed with wording adopting the amendments as they come along unless the municipality takes the initiative of not accepting. He added that we may have something already in place, it may already be updated.

Steve Stancel stated that in this case, that isn't the case. He said he doesn't know why the City hasn't adopted a more updated version.

Brian Preston asked if it would cause major pain if this is tabled while planning and fire & safety look into it to see if there is anything amiss.

Steve Stancel stated he doubts if there would be enough changes in the 1995 to force changes to the plan. He stated there is another issue here, and that is that the City has adopted the 1986 and we would be holding the applicant to a higher standard than what the City is requiring. Taylor have we held anyone else to a higher standard?

Steve Stancel stated other than turning down the Fourth Street project because of concerns, no.

Ron Cole suggested if the Board is concerned, a qualification be put into place that the approval be subject to Assistant Chief Clymer taking a look at the State or National regulations to make sure there is nothing improper.

Steve Stancel stated that he can assure the Board that the project would not have been approved by Ron Clymer if it was not safe.

Kathy Taylor stated she would like to table this to have a report on how this stands according to the 1995 requirements.

Ron Cole stated this was discussed at length at TRC. Ron said if Ron Clymer sees that there is a problem, he can pull the plug on it at the Building Permit time.

Paul Connolly stated that as far as the site plan is concerned, he knows they are in compliance with the 1986 regulations. Paul added that at the building permit process it will again be scrutinized.

Tony McManus made the motion to approve the application with the following conditions:

1. Add the owner's signature to the site plan.
2. Privacy slats shall be installed in all proposed 7 ft. high chain link fence.

Mike Bobinsky seconded.

Brian Preston stated he wanted to make an amendment to put this under the scrutiny of the Assistant Fire Chief Clymer as a condition #3.

Ron Cole stated that condition #3 could be worded as a request that the Fire Department examine the 1986 and the 1995 codes to make sure that this plan meets all the requirements.

Brian Preston asked if the Planning staff can update Dover's code.

Steve Stancel said he would find out who is responsible for the update.

Anthony McManus stated that they have met all the requirements for site review and are entitled to approval.

Chuck Maglaras stated that this letter from Ron Clymer specifically states that these tanks meet all the codes the NFPA and that the City of Dover has adopted. Chuck said he can't see why this Planning Board wants to get involved in the Building Permit.

Kathy Taylor asked whose responsibility it was to update the codes.

Steve Stancel stated some codes are Planning and some go directly to the Council.

Ron Cole stated we are in a motion to approve with the following staff recommendations:

1. Add the owner's signature to the site plan.
2. Privacy slats shall be installed in all proposed 7 ft. high chain link fence.

Plus a request to the Fire Department to compare the 1986 and the 1995 codes to make sure that they agree.

VOTE U/A 4 - 1

Opposed - Kathy Taylor

Ron Cole reminded the Board of the SRPC boat trip.

ITEM #5: Old Business

a. Workshop discussion on Route 3 - Dover Transportation Committee recommendation.

Councilor Bob Lewis introduced Steve Pesci and David Pelletier from Strafford Regional Planning Commission. He said he would like to thank the Coast Board for taking the initiative of creating Coast 2000. He said Coast is re-examining their operation from top to bottom to come up with a long range plan to improve their transportation services. Bob went over the mission statement to look at Route 3 and come up with some long range plan.

Steve Pesci stated that Coast 2000 is Coast's attempt to look at the realities in terms of demographics and federal funding, the university funding for transportation and a rethinking of how they do business and why they do business.

Dave Pelletier stated that Rte. 3 is the strongest Coast Route in terms of ridership. He said the owners of the mill building are saying their clients are demanding that there be direct bus service to downtown UNH so they have access to the students as a work force.

Bob Lewis stated that the huge busses were purchased over 12 years ago at a time when Coast first started their operation. He said once they were purchased they were committed to 12 years of use. He said they are now looking into purchasing smaller busses. Bob stated that Shop & Save provides a service from Sawyer Mills Apts. to their store so they can keep their business. Bob emphasized that there are people who are dependent on a bus to get their food. He said that a realtor on the Board advertises apartments as being on the route and many people rent in Dover because they are on the bus route. He said Coast need to do more marketing to find the non-served rider and who would ride if the transportation were facilitated. Bob said is underestimated the economic development impact that public transportation has in Dover. He said there are two business that have moved into the mill because of the bus transportation to Durham's 10,000 students. He said he was one of the Councilor who cut out \$14,000 to Coast out of the budget because it was an easy cut. He said coast needs to sell itself to a largely uninformed and uneducated population. Councilor Lewis stated that passing House Bill 648L would create new and appropriate funding for public transportation initiatives. Bob Lewis stated that they are requesting \$30,000.

Steve Pesci stated that the request is to continue the current level of service.

ITEM #6: New Business

Chuck Maglaras stated he is anxious for a proposal on the rezoning at Weeks.

Ron Cole stated that Steve Stancel, himself and Reuben Hull are looking into alternative methods of zoning.

Steve Stancel stated it should take two to three weeks longer.

Steve Stancel stated that he has a request from Bruce Pohopek, for a lot consolidation for Map H, lot 6-2, for Glen and Leigh Jerry. Steve stated that in the past, the owners would hire an attorney to draft a new deed and have it recorded. This is much the same thing but now it must go before the Planning Board or a designee. He said it is a simple process and the Board can give approval or give some thought to having the Planning staff take care of this.

Anthony McManus made the motion to approve the lot merger.

Mike Bobinsky seconded.

VOTE U/A

ITEM #7: Adjournment

Kathy Taylor made the motion to adjourn.

Chuck Maglaras seconded.

VOTE U/A