

**DOVER PLANNING BOARD  
MINUTES OF MEETING  
JUNE 24, 1997**

**MEMBERS PRESENT:** Reuben Hull, Ron Cole, Brian Preston, Kathy Taylor, Chuck Maglaras, Mike Bobinsky, Paul Beecher, Dennis Ciotti

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

Chairman Cole brought the meeting to order at 7:11 PM.

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

Brian Preston made the motion to approve the minutes.

Kathy Taylor seconded.

**VOTE U/A**

**ITEM #2: Consideration and acceptance of an application for a site review for Affordable Housing Consultants, Inc., (Owner Addison Realty, L.L.C.) Assessor's Map E, Lot 65C, 74A, zoned RM-8, located on Whittier Street. (45 Units)\***

Malcolm McNeill introduced Mark Phillips, owner of the project, Roger Gendron and Chris Poulin owners of Affordable Housing Consultants, Inc., of Portland Me., and Don Rhodes who did the plans. Malcolm stated that Jack Buckley of the Dover Housing Authority is present because of the inter-relationship of the Dover Housing Authority with this project.

Malcolm stated that the original project received approval on September 26, 1996 for 4 buildings and 71 units. He said there are now 45 units, 8 - 2 bedroom units, and 37 - 3 bedroom units. He said the 1st floor will be for the handicapped. He said there is also the 5 unit building that was approved and that garages have been added underneath. He said nothing else has changed. He showed a rendering of the project. Mr. McNeill stated that each unit has a separate entrance. Malcolm added that the number of units is less, the parking is less, and the bedrooms are less. He added that in terms of impact, this is better. Malcolm stated that the units will be fully taxable. The developer will receive tax credits and in exchange for the credits, there are income guidelines for a 30 year term. He added that the average income of tenants will average \$25,000 to \$35,000. He said the rent for a 2 bedroom unit will be approximately \$600 and a 3 bedroom \$700 with heat and hot water and water & sewer included. Malcolm stated that the Dover Housing Authority will do the property management work. He said the developers will contribute \$150,000 for a day care center on DHA land. Mr. McNeill stated that all conditions of approval are acceptable and he would like to get acceptance and approval this evening.

Chuck Maglaras made the motion to accept the application.

Dennis Ciotti seconded.

**VOTE U/A**

The public hearing was opened.

Alice Briggs, 10 Cote Drive, said the sq. footage of the project did not compute. She was also concerned with the impact on the schools. She felt it would will bring in 82 new students which would add \$410,000 to school costs per year. She said that it is good that people with limited incomes will have a nice place to live.

The public hearing was closed.

Steve Stancel stated that an analysis was done by Applied Economic Research and they estimated that this project would generate 13 students. He said that the Department feels that it will be more like 18 to 20 students that will be located in this project.

Reuben Hull stated it was just a suggestion but he would like to see a permanent inlaid walkway between this project and DHA.

Jack Buckley stated that the Day Care would be located next to the Community Center. The new day care facility will be used by DHA, Addison Place and the general population of Dover. He said the Dover City Council recently awarded \$125,000 to Strafford County Headstart in CDBG funds and we will use those funds along with the \$150,000 donation from the developers to build a new Head Start and Day Care Facility. The number of children it will hold is still to be determined as it will depend on the architect and the design of the building and how large the building is going to be. Jack said there are State requirements that to have X amount of kids you need X amount of sq. footage.

Brian Preston stated this plan is a drastic improvement.

Brian Preston made the motion to approve with the following conditions:

1. Add the owner's signature to the site plan.
2. The separation between the hydrant and the drain line should be at least five feet by building E, and should be reflected on the plans.
3. The turn-around located near the center of the parking area shall be striped as a fire lane.
4. Continue the Conditional Use Permit for constructing driveways and parking areas from the previous approval.
5. The Fair Share cost allocation for this application for the Whittier Street Bridge repair and the Sixth/Whittier Streets intersection upgrade project shall be \$14,337.90.
6. The developer shall be responsible for the upgrade of the Whittier Street sewer pump station.

Chuck Maglaras seconded.

**VOTE U/A**

**ITEM #3: Consideration and acceptance of an application for an amendment to a subdivision of land for Harold & Kimberly Stephens, Assessor's Map A, Lot 26-2, zoned R-40, located on Blackwater Road.**

Harold Stephens introduced his house builder, Dave Connolly. He said it is for safety reasons that he wants to move the driveway 40 feet. He said it will increase the site distance substantially.

Chuck Maglaras 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 recommended conditions.

Chuck Maglaras made the motion to approve with the following conditions:

1. Add the owner's signature to the amended plat.
2. Add a note to the plat describing the intent of the amendment. The note should include both lot 1 and lot 2 as having the shared driveway easement deleted.

Mike Bobinsky seconded.

**VOTE U/A**

**ITEM #4: Consideration and acceptance of an application of an application for a minor lot line adjustments of land for the City of Dover, (Owners, City of Dover, Edward & Florence Loomis and R.P. & E.E. Gracie Trust) Assessor's Map D, Lots 18-B, 18-8, zoned R-12, located on Alder Lane and Wilbrod Avenue.**

Steve Stancel represented the City. He said that as the city is getting ready to transfer the lots a couple of clean up items came up. He said this plan will transfer a 10 foot strip of land to the Loomises so they can put on a garage. Also, he said in exchange for an easement, the City agreed to transfer a small strip of land to the Gracie Trust. Steve added that they are both straight forward lot line adjustments.

Brian Preston made the motion to accept the application.

Reuben Hull seconded.

**VOTE U/A**

The public hearing was opened.

Mrs. Gracie, 6 Wilbrod Avenue stated that she is concerned with the ditch. She asked if she is going to be responsible if someone gets into the pipe and gets stuck. Mrs. Gracie said they took down some of her hedge and some cosmetic works still needs to be done.

Steve Stancel stated that the drainage line is the responsibility of the City.

Richard Gracie, Dowaliby Court, is concerned with the ditches also. He said they are going to contain a lot of water, maybe 6' in the spring. He said it is a catch basin.

Hector Desjardin, 2 Wilbrod Avenue, stated the development has helped him. He said he doesn't have to pump anymore. He stated that he is concerned with the pipes in the ditch also.

Mike Bobinsky stated that he will take a look at it. He said in some applications they put up some fencing.

The public hearing was closed.

Chuck Maglaras made the motion to approve both lot line adjustments with the conditions that the owners' signature be added to the plats and on the Loomis plat, Lot D/18-6 be changed to D/18-2.

Dennis Ciotti seconded.

**VOTE U/A**

**ITEM #5: Old Business**

There was no old business.

**ITEM #6: New Business**

a. 1997 - 1998 Congestion Mitigation & Air Quality (CMAQ) and Transportation Enhancements Application Round.

A short discussion ensued.

**ITEM #7: Adjournment**

Anthony McManus made the motion to adjourn.

Paul Beecher seconded.

**VOTE U/A**