

**DOVER PLANNING BOARD  
MINUTES OF MEETING  
FEBRUARY 10, 1998**

**MEMBERS PRESENT:** Anthony McManus, Margaret Stevenson, Brian Preston, Jerry Reese, Mike Bobinsky, Karin Crittenden, Reuben Hull, Charles Maglaras (late)

**MEMBERS ABSENT:** Paul Beecher

**STAFF PRESENT:** Steven Stancel, Planning Director, Rick Jones, Community Development Coordinator and Jacqueline Freeman, Recording Secretary

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

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

Anthony McManus made the motion to approve the minutes.  
Jerry Reese seconded.

**VOTE U/A**

**ITEM #2: Consideration and acceptance of an application for a site plan of land for Chauvin Arnoux, Inc. (Owner Cocheco Land Management, Inc.), Assessor's Map G, Lot 1L, zoned I-2, located at 15 Faraday Drive.**

Bill Gallup represented the applicant. He said they are looking to build a two story addition to the north side of the building. He said a good portion of the addition will be for office space so they can expand their warehousing and assembly areas. He said there will be a total of 63 parking spaces, three will be handicap accessible.

Mike Bobinsky made the motion to accept.  
Jerry Reese seconded.

**VOTE U/A**

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

Jerry Reese made the motion to approve with the condition that the owner's signature be added to the plat.

Mike Bobinsky seconded.

**VOTE U/A**

**ITEM #3: Consideration and acceptance of an application for a site plan of land for James A. Smith, Assessor's Map B, Lot 17, zoned R-40, located on County Farm Cross Road.**

John Murphy stated the first phase was the subdivision that was approved at the last meeting. The second phase is to build a horse barn and indoor riding ring with an attached residence. He handed out photos of the land. He said he is requesting that the driveway be dirt, not paved. He said they basically agree to the easement that the City drew up. He said he is requesting that the City construct a bridge at the off-shoot of the Cocheco River because there is no access over the river. He said when snowmobilers reach that point along the river they have to up up onto Mr. Smith's land and onto Mr. Gabriel's land and then back to the Cocheco. Mr. Murphy stated that Dan Gabriel is also in favor of a bridge. John said that he will use his equipment to cut the trail and Dan Gabriel will continue the trail on his side.

Mike Bobinsky asked if the financing and maintenance of the bridge is part of the agreement

Steve Stancel stated that the financing and maintenance of the bridge is not part of the agreement. Steve said the concept of building a bridge just came up. He said he feels comfortable in taking the lead role in organizing the development of a bridge. He said there are enough interested organizations out there to construct a bridge with no money from the City. Steve said the question of who would own it or maintain it still that has to be addressed.

Anthony McManus stated that he felt it would be the City's responsibility.

Steve Stancel said that there has been some discussion with the Strafford Rivers Conservancy and an other organization like them about taking over the maintenance. Steve stated that his recommendation is to approve the application contingent upon the City receiving the easement. He added that the City would take the lead roll in developing the bridge. He said he is confident that the bridge can be constructed. He said another possibility is that the Board could vote approval with the condition that the easement not be passed until such time as a bridge is constructed.

John Murphy stated that he would be in favor of the second option just because it gets the project approved.

Ron Cole asked if he would be comfortable with the easement as it reads now with the knowledge that all parties will be working in the same positive direction.

Jim Smith stated that he hasn't spoken to his lawyer to see if it's legal to hold them to this easement to get approval. He added that he doesn't think it is. He said he is willing to go along with it because it is a wonderful idea. He said he wished the City had had the foresight to get the easement when the land belonged to the railroad. He said it is fair to say that he's amenable to this easement and when all is in place, he'll hand the easement over. He said in the meantime, it's usable anyhow.

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Jerry Reese made the motion to accept the application.  
Anthony McManus seconded.  
**VOTE U/A**

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

Steve Stancel said he recommends tabling until the conservation issues can be resolved.. He said he feels comfortable that we are working in the right direction but he feels that the City should nail down how this bridge is going to be built before we can guarantee that it will be built.

John Murphy said that being a member of the Zoning Board and realizing how tabling delays a project, he does not have the luxury of waiting. He said they are amenable to the easement but there are a few items in the easement language that is one sided toward the City. He said talking to snowmobiling clubs, the Conservancy, Dan Gabriel, and whatever civic organizations out there. He said he is requesting that the Board make a decision on the application tonight. He said time is of the essence to get this project started and he prefers the application not be tabled.

Discussion ensued regarding the easement and the bridge and the requirement of adding the GIS coordinates to the plan.

Anthony McManus made the motion to approve with the following conditions:

1. Add the owners' signatures to the site plan.
2. Show the existing stable building on the adjacent parcel. Add a note stating that no livestock shall be boarded in said structure.
3. Provide state septic system permit to the Planning Department.
4. Add GIS coordinates to the plan. GIS points are located nearby on County Farm Cross Road near Sixth Street.
5. Incorporate the following City Engineer requirements into the plan:
  - a. Call-out the type of water service material on the plan.
  - b. Relocate the water service tap to before the water main gate valve.
  - c. Show a curb stop on the water service at the property line.
  - d. Revise the driveway layout so that the low spot is located before the edge of pavement tie-in to keep run-off from entering the roadway.
7. Grant a 100 ft. wide recreational trail access easement along the river frontage of the property prior to the receipt of any permits. As part of this approval, the City will take the lead in the planning of a bridge over Dead River Brook.
8. A waiver from the Board has been approved to enable the applicant to not pave the accessway and parking lot areas.

Jerry Reese seconded.  
**VOTE 7 - 1**

**Opposed - Charles Maglaras**

**ITEM #4: Consideration and acceptance of an application for a site plan of land for Coheco Overlook Partnership, Assessor's Map 3, Lot 63B, zoned UMUD, located at the corner of Main and Washington Streets.**

Tim Sheldon represented Joe Sawtelle. He stated this plan is the first phase of a two phase process. He stated that the plan shows the footprint of the parking structure. Tim said there will be 58 parking spaces. He said they are more than willing to go with the recommended Vortech Stormwater Treatment System in lieu of the proposed tank structure. He stated there is an immediate parking demand. Tim said they are extending the riverwalk along the Coheco and they are creating a mill museum. Tim explained how the handicapped parking at Mill 2 & 3 far exceeds the parking requirements.

Jim Kerivan, of Altus Engineering, pointed out the different aspects of the plan. He said the walkway along the river will have a grass strip, several trees and walkway lamps. He added that most of the TRC comments have been complied with.

Jerry Reesé made the motion to accept the application.  
Anthony McManus seconded.

**VOTE U/A**

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

Jerry Reese made the motion to approve with the following conditions:

1. Add the owners' signatures to the site plan.
2. Revise the plans to bring the curb in behind the catch basin at the entrance being closed on Main Street (by pole #126/1X).
3. Add a detail cross-section to the plan showing the proposed steps to the sidewalk on Washington Street.
4. Submit the professionally stamped letter indicating that the jersey barrier system in the upper lot are adequate for their purpose to the Planning Department.
5. Revise the plans to address the undermining problem directly under the jersey barriers and over the existing concrete wall.
6. Specify an alternative storm water treatment system such as Vorttechs treatment system or an approved equal to provide for the most efficient removal of pollutants at this site.
7. If the dumpster in the upper lot is to remain, it should be screened in an enclosure.
8. Add handicapped spaces to the plan in an amount to be determined by the Building Official.
9. Add the striping of the upper lot to the site plan sheet.
10. Add the following notes to the site plan:
  - a. A maintenance plan for the storm water treatment system shall be submitted and implemented by the owner. Annual reports shall be submitted to the City Environmental Projects Manager.

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- b. Pipes overhanging the water shall be removed.
  - c. Jersey barriers shall be straightened and connected.
11. Planning Staff recommend the Board grant the two waiver requests (stall width and paving setback) as set for the in the Engineer's letter dated December 9, 1997.
12. Pay the outstanding application fees of \$337.50

Mike Bobinsky seconded.  
**VOTE U/A**

**ITEM #7: New Business**

**a. Discussion of CIP**

Mike Joyal stated that the CIP is somewhat late. He urged the Board to bring their recommendations to the City Council before the construction season passes. He added that he is willing to come back to answer questions. Mike stated that the City Council will be reviewing it concurrently.

Ron Cole told the Board they can request to have any of the Department Heads come to speak at the meeting.

**ITEM #5: Public hearing to hear Community Development Block Grant requests from Public Service Agencies.**

Chairman Cole called a 5 minute recess.  
Chairman Cole called the meeting back to order at 8:25 PM.

Rick Jones, Community Development Coordinator explained the process and what funds were available.

Chairman Cole asked the agencies to keep their presentation to 5 minutes.

**Friendship Express'd**

Nancy Craig, Executive Director, explained the program and stated they are requesting **\$5,000**.

**A Safe Place**

Linda Griebisch, Director, explained the program and stated they are requesting **\$9,000**.

**Sexual Assault Support Services**

Diane Stradling, Executive Director, explained the functions of the program and stated they are requesting **\$3,150**.

**Dover Police Downtown Liaison Officer Program**

Captain Gary DeColfmacker, explained the program and stated that the Chamber of Commerce was in support. He said they are requesting **\$50,632.72**.

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**HUB Ready to Learn Task Force**

Mary Ellen Sheffield, Executive Director, went over her application and stated they are requesting **\$11,900.**

**Cross Roads House**

Betsy Kelly spoke for the organization. She went over the program and stated they are requesting **\$3,500.**

**American Red Cross**

Sandy Saliva, who is on the board of directors, stated there is a mistake on their application and they would like to amend their request to **\$5,000.**

**The Clinic**

Chuck Wiesen, Executive Director, explained the functions the organization and stated he is requesting **\$11,000.**

**Southeastern NH Services**

Betina Gauerke stated she was representing Linda Freese, President and CIO, and are requesting **\$18,336.00**

**Strafford Co. Family Viloence**

Atty. George Wattendorf explained his program and stated he is requesting **\$10,500.**

**Strafford Guidance Center**

Ann Murphy, Manager of Housing Services explained the program and stated they are requesting **\$15,000.**

**AIDS Response**

Marjorie Libby, Executive Director, introduced Clay Wilcox and he explained the functions of the organization and said they are requesting **\$12,540.**

Brian Preston asked Marjorie if she would send a letter to the Dover schools telling them of their services. She said she would.

**My Friend's Place**

Paul O'Connel, Executive Director, stated they are requesting funds to be used for repairs and improvements to their shelter at 21-23 Hough Street in the amount of **\$9,650.** He said he is also requesting funds for repairs and improvements to the homeless shelter on Washington St. in the amount of **\$3,900.**

**Our House**

Mary Rizzuto, Executive Director, stated she requesting **\$32,300.**

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**Strafford County Community Action Committee, Inc.**

Jim Mathis, explained the program and stated they are asking for **\$25,000**.

**Strafford County Head Start**

Brenda Iorio, Director, stated they are requesting funds to construct a new building and are asking for **\$55,000**.