

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

MEMBERS PRESENT: Margaret Stevenson, Reuben Hull, Anthony McManus, Brian Preston, Mike Bobinsky, Jerry Reese, Ron Cole, Karin Crittenden, Charles Maglaras

MEMBERS ABSENT: Paul Beecher

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

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

ITEM #1: Approval of minutes.

Jerry Reese made the motion to approve the minutes.

Brian Preston seconded.

Reuben Hull said that on page 7, where it says that he stated SRPC members are Ron, himself and Jerry Reese, should have been a question, not a statement. Reuben added that Steve Stancel said that he would check to see how we stood with membership.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a minor lot line adjustment of land for Michael Blackman, (Owner Anthony A. McManus) Assessor's Map 37, Lots 32 & 32A, zoned O, located on Central Avenue*

Anthony McManus stepped down.

Michael Blackman stated that he owns lot 32A and is a chiropractor. He stated that he asked Tony McManus if he could purchase the back of lot 32 for additional parking.

Brian Preston made the motion to accept the application.

Reuben Hull seconded.

VOTE U/A

The public hearing is opened.

Jim Veinote, 7 Page Avenue, stated the appeal of Page Avenue was the woodsy, country environment, and the dead end street. He stated that if this plan gets passed, it will no longer be a residential property. He said the lot will need a 7 foot barrier for screening. He said he does not like this plan, but it seems it is a done deal.

Steve Stancel stated that when you create a non residential parking lot next to a residential lot, you have to put up a 7 foot barrier. He said that Mr. Blackman will have to come back to Planning for a parking lot. He said the Planning Department would not recommend access onto Page Avenue because it is not a good policy to allow non-residential traffic through a residential neighborhood. He said when Mr. Blackman comes back for parking on that site, and if it is approved, access will have to be off Central Avenue.

Brian Preston asked if Page Avenue has a right-of-way out to Central Avenue.

Steve Stancel stated that the City owns property all the way up to Central Avenue. At one point it was anticipated that Page Avenue may extend to Central Avenue, but it is not in anybody's plans right now to do that.

Paul Connolly, of Civil Works, stated that Mr. Blackman is willing to stipulate as a condition of approval, that no access to Page Avenue will be sought as long as the Page Avenue neighborhood is zoned residential.

Mr. Veinote stated he is asking the Board not to pass this plan.

The public hearing was closed.

Steve Stancel gave the staff recommendations and added a fourth: Add a note to the plan stating that no future access onto Page Avenue will be allowed as long as the neighboring parcels are zoned residential.

Chuck Maglaras asked if the driveway off Central Avenue will be wide enough to allow more parking?

Steve Stancel stated that they like driveways to be 24' wide for two way access, but it can be waived depending on the amount of traffic going in and out.

Mike Bobinsky made the motion to approve with the following conditions:

1. Add both the owners' signatures to the plat.
2. Provide GIS coordinates on the plat if control is deemed close enough.
3. Add an "intent of plan" note to the plat.
4. Add a note to the plat stating that there will be no future access to Page Avenue as long as the neighboring parcels are zoned residential.

Karin Crittenden seconded.

VOTE 6-1

Opposed - Jerry Reese

Anthony McManus took his seat on the Board.

ITEM #3: Consideration and acceptance of an application for a minor lot line adjustment of land for Joseph Haley, Assessor's Map 37, Lots 28 & 56, zoned O & R-12, located on Central Avenue and Page Avenue.

Kevin McEaney stated that Mr. Haley owns a front lot on Central Avenue with a house and garage, and the adjacent back lot on Page Avenue. He said the previous owner built the garage to straddle both lots. He said this lot line adjustment is to keep the garage with the lot on Central Avenue. Kevin stated that this plan will be creating a sewer easement for the existing sewer service that runs from the existing house back toward Page Avenue.

Jerry Reese 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.

Jerry Reese made the motion to approve the plan with the condition that both owners' signatures are added to the plat.

Brian Preston seconded.

VOTE U/A

ITEM #4: Consideration and acceptance of an application for a minor lot line adjustment of land for Smithfield Construction Co., Inc., Assessor's Map M, Lots 102-8 & 102-9, zoned R-40, located on Middle Road.

Bob Stowell, of Trittech Engineering, stated that the driveway for lot 8 is infringing on lot 9. He said this equal swap of land will remedy the problem.

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.

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

1. Add both the owners' signatures to the plat.
2. New monumentation shall be set prior to plat recording.

Chuck Maglaras seconded.

VOTE U/A

ITEM #5: Consideration and acceptance of an application for a minor subdivision of land for the City of Dover School Department, (Owners Ferne Johnson & Mary Joyce Gauthier) Assessor's Map H, Lot 11, zoned R-20, located on Durham Road.

Thom Forbes, Director of Building & Grounds, explained the subdivision. He said they needed a 20 acre parcel for the middle school. He said this parcel was not for sale but they asked the owners if they were interested in selling 20 acres. Thom said the new Middle School will be a two story structure.

Steve Stancel asked Thom if he knew how the Gauthiers felt about a public access trail through the remaining property.

Thom said he doesn't know, but he said he did not think they would be very receptive. He said he thinks that the Gauthiers will be coming before Planning looking for a small single family subdivision. He added that that may be the time to discuss the trail along the river.

Jerry Reese 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.

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

1. Add the owners' signatures to the plat.
2. Add monumentation to the new lot line at the tie course on the plat.
3. Add the GIS coordinates to the plat.

Brian Preston seconded.

VOTE U/A

ITEM #6: Consideration and acceptance of an application for a minor subdivision of land for the City of Dover, Assessor's Map I, Lot 2G, zoned RM-12, located on Garrison Road & Shaw's Lane.

Bob Stowell, Tritech Engineering, explained the subdivision. He said the three acre lot is an old stump dump and the other piece will be a one acre house lot.

Steve Stancel stated that the reason for this subdivision is a request by a citizen, that the City subdivide off a parcel and put it up to bid for a house lot. Steve said that the City will put the lot out for bid, City-wide, for anyone to bid on. He said lot 2G1 is an old stump dump that the City will retain. He said there is a Resolution before the Council to authorize putting lot 2G2 out to bid.

Jerry Reese 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.

Mike Joyal stated that there is a City Ordinance that deals with surplus property. The City cannot sell property to one individual person, therefore, it has to go out to a sealed bid. The School Department has no problem with this piece. He said once the subdivision is approved, the City will get the lot assessed to establish a value. He said the bids must be 80% of assessed value.

Mike Bobinsky stated that Lot 2G1 could have some potential for parking.

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

1. Add the owner's signature to the plat.
2. Monumentation shall be set prior to plat recording.
3. Add the GIS coordinates to the plat.

Mike Bobinsky seconded.

VOTE U/A

ITEM #7: Consideration and acceptance of an application for a minor subdivision of land for the City of Dover, Assessor's Map 23, Lot 15, zoned I-1, located on River Street.

Dana Lynch, Civil Works, stated he is speaking on behalf of the Rotary and the City of Dover. He displayed a rendering done by AG Architects. He stated the parcel is the former recycling center and can only be used for public recreation. He stated that the Rotary donated \$30,000 with the idea that the remaining funds will be raised this Spring. He stated they are going to install an expansive but necessary drainage system to insure that whatever pavement is put down will last a long time and will not crack or heave. He stated that the rink will be approximately 10 feet back from the existing edge of pavement on River Street. Because of the proximity of the rink to River Street, they are proposing a guard rail which will make sure that pedestrians don't run directly into traffic. He said it is being set up so that everyone leaves the site parallel to the traffic flow. He said the land will also support a half pipe which is a large fiberglass structure.

Jerry Reese said he sees a lot of liability. He said it is a wonderful idea but asked who will be responsible for the liability related to this.

Mike Bobinsky stated there is an RSA that is specifically for skate parks, and provides immunity for cities and towns. He said there will be signage that indicates "skate at your own risk," very similar to the signage at the Dover Ice Arena. Mike stated there is some legal precedence that

protects the City, or this plan would not have advanced to the stage it is in. He said the location of the half pipe is still fluid. Mike reiterated that the City cannot be held liable for injuries that occur out there.

Mike Bobinsky stated that Garry Banon and the staff, organized two neighborhood meetings. He stated they intend to present an ordinance to the Council that would restrict the use of the park after 10:00 PM.

Dana stated there is no age restriction and the parking could be met by the spaces already provided. He stated that the lights are only for security.

Chuck Maglaras stated he hopes that there won't be a time restriction for the rest of Henry Law Park.

Gary Banon stated the rink is just for seasonal use. He said there is a coalition of user groups who will be using the rink and enforcing user conduct. He added that the Rotary won't let it fall apart and will help to maintain it. He said the high quality materials that will be used will not take a lot of maintenance.

Jerry Reese 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.

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

1. Add the owner's signature to the plat.
2. Correct the map and lot call-out in the title block on the plan.
3. The Engineering Department review and approve the final drainage plan.

Jerry Reese seconded.

VOTE 7 - 1

Opposed - Karin Crittenden

ITEM #8: Old Business

a. Discussion of CIP

Bob Hannan stated the School Board has withdrawn the request for Computer Technology Update for \$232,000. He said there is an immediate need to fix the lights at the football field. He said there is still some hope that as part of the building of the Middle School, the athletic fields can be reconfigured to bring in the track as part of the athletic facilities.

Ron Cole stated that it is embarrassing to have a major, high-quality community such as Dover and not have a track that can support invitation tournaments.

Discussion ensued regarding the track.

Jerry Reese asked the School Dept. what is the one thing that they really need.

Marie Walton stated that windows for Woodman Park is critical and they really need to do something with the lights at the High School.

Bob Hannon told the Board to scratch the \$50,000 for the refrigeration system. He said it has been taken care of. He spoke about the contribution of Mr. Dunaway, and stated that he feels it is the obligation of the City to keep up these facilities.

Chuck Maglaras asked about the \$235,000 for lights and track.

Thom Forbes explained the problem with the lighting system. He said they would like to put in a new lighting system on the existing towers. He said the system they have currently designed would not only adequately light up the football field, but also the soccer field and track.

Thom Forbes stated he is looking to implement a sidewalk pavement program because they are in such poor condition. He said if we don't start now, we will never be able to catch up. He said the bathrooms are on average, 30 years old and something must be done. He said he is asking for some funds to get going on these projects over a period of years.

Tony McManus suggested that it might be cost effective to reschedule games to afternoons. He said with all the critical things that are facing us with the schools, the lights for the football field would be at the bottom of the pile. He said the track should never have been allowed to deteriorate to this point. He said if money is not put in the budget every year for maintenance, we will be facing a huge expenditure in five to ten years.

Bob Hannan stated it should not be in the CIP, it should be in a Capital Reserve account.

Thom Forbes discussed the overglazing system. He said it is like adding storm windows. He said the ceilings at both Woodman Park and the High School are bad.

Jerry Reese asked if there is anything to be gained by the City and the School bidding their projects at the same time.

Mike Bobinsky stated that some of the installation cost could be lower. He said that they try to share procurements when it makes sense. He said if both agencies are receiving funding, we would work that out with Dan Kelley, our Purchasing Agent.

Mike Joyal stated that the Council is holding a workshop at the Arena, at 7:00 PM, next Wednesday, March 18, 1998.

Mike Bobinsky stated the meeting will be held at the Arena so everyone can see the facility and talk about the expansion plans.

Steve Stancel stated he will invite the Police and Fire Departments to the next meeting on March 24, 1998.

ITEM #9: New Business

Steve Stancel stated that the changes to the Flood Plain Ordinance are included in the packets. He said these changes are required by FEMA. He said he hopes to push them through as part of the overall package of Zoning changes.

Chuck Maglaras asked Steve if he could find out what State law gives the City the authority to tell someone they have to register their recreational vehicle that is sitting on their own property.

Steve Stancel stated he will find the answer to that question. He stated that it is probably in relation to receiving federal flood insurance, and if you hope to get paid for that recreational vehicle floating down the river, it must be registered.

Brian Preston asked about COAST. He said he heard that there will be many changes including changing the hub from Dover to Durham. He said he hope Dover has a good voice.

Ron Cole stated that UNH is divorcing itself from COAST. He said the area is fortunate to have Steve Pesci. Ron said that Steve is the Assistant Director of the Regional Planning Commission and probably the premier transportation expert in the area. He said that COAST is in a financial mess, in part because of a relatively incompetent staff and director, and a board that did not pay any attention to what COAST was doing. Ron said the work that the Board did with Bob Lewis has given Steve Pesci a direction in which to push COAST, as soon as they get a new director.

Reuben Hull asked if the School Space Needs Committee is still continuing. He said if they are, he felt it would be appropriate for a Planning Board representative to be on that group.

Steve Stancel stated that he will find out if the Committee is still in existence.

ITEM #10: Adjournment

Jerry Reese made the motion to adjourn

Brian Preston seconded.

VOTE U/A