

**DOVER PLANNING BOARD  
MINUTES OF MEETING  
APRIL 14, 1998**

**MEMBERS PRESENT:** Ronald Cole, Margaret Stevenson, Frank Torr, Brian Preston, Anthony McManus, Mike Bobinsky, Charles Maglaras, Karin Crittenden (late)

**MEMBERS ABSENT:** Paul Beecher, Reuben Hull

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

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

Jerry Reese made the motion to approve the minutes.

Frank Torr seconded.

Brian Preston stated that on Page 7, it was Jerry Reese who made the motion to table the Dowaliby Gravel Pit.

Jerry Reese agreed.

**VOTE U/A**

**ITEM #2: Consideration and acceptance of an application for a minor subdivision and lot line adjustment of and for James Smith and Lenore Ekwurtzel, Assessor's Map B, Lot 17 & 17A, zoned R-40, located on County Farm Cross Road.**

John Murphy explained that the subdivision and lot line is to create a house lot.

Mike Bobinsky 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.

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

1. Add the owners' signatures to the subdivision plan.
2. Provide the NH WSPCC Subdivision Permit to the Planning Department.
3. Grant a 100-ft. wide recreational trail access easement along the river frontage of the property.
4. Add the required 25' setback around the cemetery shown on the plan.

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

**ITEM #3: Application for a site plan of land for James A. Smith and Lenore Ekwurtzel, Assessor's Map B, Lots 17B & 17C, zoned R-40, located on County Farm Cross Road.**

John Murphy stated this is a revised site plan. He added that the footprint of the building has been changed.

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 with the following conditions:

1. Add the owners' signatures to the site plan.
2. Provide the NH WSPCC septic system permit to the Planning Department.
3. Add note to specify a 2" corporation and stainless steel strap tapping saddle for connection to water main.
4. Revise plan to show adequate maneuvering area for truck to access dumpster.
5. Each lot to have a separate water service.

Chuck Maglaras seconded.  
**VOTE U/A**

**ITEM # 4: Application for a site plan of land for Chad Kageleiry, (Owner: Dover Industrial Development Authority), Assessor's Map D, Lot 13-4, zoned I-4, located on Venture Drive.**

Bob Stowell, of Trittech Engineering, represented the applicant. He stated this plan is a lot line adjustment and subdivision to facilitate the site plan. He said that Lot 13-4 was created by the TDR Ordinance at an earlier date.

Anthony McManus made the motion to accept the application.  
Chuck Maglaras 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 plan.
2. Revise note #3 to add total area of original lot and final lot for Map D, Lot 11-1.

Margaret Stevenson seconded.

**VOTE U/A**

**ITEM #5: Application for a site plan of land for Chad Kageleiry, (Owner: Dover Industrial Development Authority), Assessor's Map D, Lot 13-4, zoned I-4, located on Venture Drive.**

Bob Stowell, of Tritech Engineering, stated that Formax is a division of Bestcorp, Inc. He said they are now located on Littleworth Road and will be relocating to Enterprise Park. He showed a rendering of the building and stated that the landscape plan will maintain as much natural vegetation as possible.

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.

Steve Stancel stated that DIDA has approved the landscaping and the façade.

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

Chuck Maglaras seconded.

**VOTE U/A**

Ron Cole stated that while waiting for the School Board Members to come from a meeting, we will hear the request for gravel permit for George Dowaliby.

**ITEM #7: Old Business**

**a. Request for an extraction permit by Dowaliby Trucking, Assessor's Map H, Lot 56, zoned R-40, located on Mast Road and Cold Springs Road.**

George Dowaliby stated he is here for a renewal and there have been no changes.

Jerry Reese made the motion to accept.

Chuck Maglaras 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. 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 June 1, 1998 to facilitate inspections. The pit owner shall contact the Planning Department prior to June 1, 1998 to schedule an inspection. Failure to comply with this condition shall be grounds for revocation of the extraction permit.
3. The applicant shall obtain the annual license renewal from the Dover City Council for permission to cross City property to access this pit.
4. The provisions contained in the letter to the Planning Board be considered part of the application and serve as requirements thereof.
5. Complete the Professional Sign-off portion of the application by June 1, 1998.

**ITEM #6: Application for a site plan of land for the Dover School Department, (Owner: City of Dover) Assessor's Map H, Lot 11, zoned R-20, located on Durham Road.**

Greg Mikolaities, Civil Engineer for the project, said the building is 150,000 sq. ft. He pointed out the staff and visitor parking areas and the access road that will be connected to the High School. He said the access road would be used for service vehicles and for the busses. Mr. Mikolaities stated that the busses would come in through the High School entrance, drop off the students and then continue along the access road. He pointed out the proposed physical education field. He said there would be sidewalks connecting the Middle School with the High School and the existing fields. He said the Middle School students would share the existing fields with the High School. Mr. Mikolaities stated that they went before the Conservation Commission and received approval for approximately 9,900 sq. ft. of wetlands impact. He said the heavier part of the building would be situated on the ledge. Mr. Mikolaities stated they did an intensive temporary erosion control plan. He said they would have 230 parking spaces when they are done.

Greg Mikolaities said they will have another head installed on the fire station light facing into the site for cars and busses coming out. He added that the Planning

Department shared their traffic information and it does not appear that there is a need for a traffic light. Mr. Mikolaities went over the drainage plans.

Jerry Reese stated that one playing field is not acceptable. He said he considers a school more than just a building. As a Planning Board Member, a City Council Member, a parent and a taxpayer, he would like some more playing fields.

Bill McCann, Chairman of the Building Committee, said he shares Jerry's concerns. He stated that the Athletic and PE Directors are doing a study to determine the figures for their needs. He added that they would like to plan now with the Joint Building Committee to see what they can do if there is any money left in the 14 ½ million dollars bond while they are still in the design phase and before they get into construction.

Reese stated that he does not see a tennis or basketball court.

Bill McCann stated that they are looking at what can be shared with the high school. He said they are doing an assessment of what the need is going to be and having it in the minutes. He added that he wants to identify the needs so they can be incorporated into the project without taking it over budget, which is the key.

Mike Bobinsky explained that he is comfortable with the natural vegetation treating the storm water in the treatment swales. He said the parking lot would not need special filters.

Jerry Reese made the motion to accept the application.  
Charles Maglaras seconded.

**VOTE U/A**

The public hearing was opened.

Patricia Janelle, who lives next door to the Fire Station, stated that it would be a big mistake to think that there is no need for traffic lights. She said there are wetlands between her property and the Fire Station and the condos across the street drain into that also. She added that there is a massive tie up when the fire trucks go out. She said when they first moved in the high school kids were running across her land. She asked if there are any plans for fencing?

The public hearing was closed.

Steve Stancel stated that this plan has gone through an extensive review process. He said he is recommending that this be tabled for a site walk and then proceed with final approval at the April 28 meeting. He said that one of the outstanding issues in the TRC notes is that in addition to the sign for the drop off zone, it should read that drivers can not leave their vehicles. Steve said that there has been a recommendation that there be a review of the functionality of the light for the fire

station so that we know exactly what type of light will be needed. The fire Department has indicated that there may be a possibility of eliminating one hydrant on the plan. Steve said they are waiting for the finalization of the parking lot plans and the landscaping and lighting plans. He said the roadway profile plans need to be completed and wetlands permits will be coming shortly. He said they have been before the Conservation Commission twice and received approvals. Steve said they have requested that a traffic engineer sign off on the entrance design for the project. He said that traffic counts have been conducted. Steve said they are waiting for the completion of the drainage analysis.

Dave Bisson stated that the bleachers for a basketball game hold 800-900 people. He said there is no raised stage in the auditorium but there is some pull out seating for about 264 people.

Steve Stancel stated that they use the national standards formula for parking that recommends that for every 5 seats you provide one parking space and one space for every employee. Using that calculation, 230 spaces works for the site.

Steve Stancel stated that there is no need for traffic lights but they may need an officer for certain functions.

Jerry Reese made the motion to table and to go for a site walk.  
Chuck Maglaras seconded.

**VOTE U/A**

Ron Cole set the site walk for Monday, April 20, 1998 at 5:15 starting at the fire station.

**ITEM #7: Old Business**

**b. Discussion and possible vote on the Capital Improvement Program**

Steve Stancel went over the adjustments to the CIP that were made at the Planning Board Workshop.

Jerry Reese stated that the School Dept. voted to push out the Alternate School for two years. He said that he feels it should be done sooner because of the report that it is sub-standard.

Anthony McManus stated that he is appalled that they want to postpone this for two years. He said it is at least as important as the track or the lights. He said he is strongly in favor of keeping it in.

Dr. Daley, stated that the Board did vote to push the Alternative School out to the YR2001. He said the Board is concerned with the size of the CIP and the impact.

He said they felt they would like a better picture of where the program is going and this would give time for more planning.

Brian Preston stated that he would also like to see the Alternative School stay in the CIP.

Margaret Stevenson asked if this would jeopardize the accreditation.

Dr. Daley stated moving it over will not jeopardize the accreditation. He said as long as it is in the CIP, it will show the intent of the Board. He said he pushed to keep it in this year's CIP because of the severity of the issue. He said that ideally, if the long-term alternative program is to allow students to move back and forth between schools, then the greenhouse site is ideal. Dr. Daily stated that we have over one million dollars in that first year and there is a great deal of pressure to do a lot of things. He said that in fairness, it was not an easy decision on their part.

Ron Cole asked about government money for Brownfields in regards to the removal of the Public Works Facility.

Steve Stancel stated that the Planning Department has been working with the Office of State Planning and they have been successful in having the Public Works site designated as a Brownfield Site. He said they worked with OSP in applying for Brownfields money on a State wide basis and if the money comes through, Dover will be one of the recipients.

Anthony McManus made the motion to adopt the proposed 1999 CIP attached to the memo and recommend it to the City Council.

Frank Torr seconded.

Brian Preston asked if we were going to propose a Capital Reserve also.

Mike Joyal explained the difference in the TIP amount to the Board. He said what has been proposed to the Council is only \$61,600 not the original \$117. He added that the City Manager has not re-allocated the difference into any other area at this time.

Mike Bobinsky is recommending that the difference go into the General Streets and Sidewalks because the Chestnut St./Central Avenue project is a street project.

Mike Joyal stated that a Capital Reserve would be funded through an appropriation in the operating budget. He said we would be actually be taking cash out of the Operating Budget, current revenues, and setting it aside.

Mike Bobinsky discussed the life of some of the equipment. He added that it is cheaper to debt finance as opposed to lease finance.

Jerry Reese made a motion to amend the motion on the floor to add \$100,000 for Capital Reserve for the tentative 1999 CIP.

Jerry Reese withdrew his amendment.

Tony McManus stated that the original motion was to recommend this adoption to the Council.

Ron Cole asked for the vote on the motion.

**VOTE U/A**

Jerry Reese made the motion to approve the plan with the following changes: 1. Add \$100,000 to the Capital Reserve for Year One for Operating Expenses for Equipment Replacement; taking the \$56,000 savings from the TIP and adding that to General Streets and Sidewalks. 2. Move all the money that is slated for the Year 2000 for the Public Works Facility which is found in three different accounts, Public Works, Sewer Fund and Water Fund and moving them into the Year 1999.

George Maglaras seconded.

**VOTE U/A**

**ITEM #8: New Business**

Jerry Reese stated he requested the City Manager have a discussion with Somersworth and Rochester officials to consider the joint necessity for the North End Fire Station

Ron Cole stated there is an Economic Summit on the 18<sup>th</sup> of this month at the Library at 8:00 AM.

Steve Stancel stated there is a national Flood Insurance Workshop at SRPC on Thursday night. Also the Office of State Planning runs an annual conference on Saturday, May 30, 1998. He said that if the Board wants to attend, the Planning Department would pay.

Jerry Reese made the motion to adjourn.

Karin Crittenden seconded.

**VOTE U/A**