

**DOVER PLANNING BOARD
MINUTES OF MEETING
AUGUST 25, 1998**

MEMBERS PRESENT: Brian Preston, Frank Torr, Margaret Stevenson, Anthony McManus, Reuben Hull, Jerry Reese, Mike Bobinsky, Ronald Cole

MEMBERS ABSENT: Paul Beecher, Charles Maglaras, Karin Crittenden

STAFF PRESENT: Bruce Woodruff, City Planner and Jacqueline Freeman, Recording Secretary

Chairman Cole brought the meeting to order at 7:04 PM.

ITEM #1: Approval of minutes.

Frank Torr made the motion to approve the minutes.

Jerry Reese seconded.

Anthony McManus stated that on page 2, it states that Reuben made a motion and seconded it also. It should be changed to read - seconded by Frank Torr.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a Site Plan of land and a Conditional Use Permit for Telecorp PCS, Inc., (Owner James Andrews, d/b/a Vertical Realty Properties) zoned R-20, Assessor's Map 28, Lot 32A, located on Abbey Sawyer Memorial Drive.*

No one was present to represent the applicant. It was referred to later in the agenda.

ITEM #3: Consideration and acceptance of an application for a Minor Subdivision of Land for Richard & Hilda Carroll, Assessor's Map M, Lot 83C, zoned R-40, located on Tuttle Lane.*

Bob Stowell represented the applicants. He stated that the subdivision is for a new house. The lot has city water and sewer.

Jerry Reese made the motion to accept the application.

Tony McManus seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Bruce Woodruff stated that the abutters had some concerns with the drainage. He said that after going out and looking at the site, if a properly sized culvert and rip-rap swale was put in, it should be fine.

Bob Stowell stated that there is a natural flow and it does make its way to the wetland. He said a detention pond for a single family home is excessive.

Frank Torr made the motion to approve with the following conditions:

1. Add the owners' signatures to the plat.
2. Revise plan to show locations of existing water and sewer lines.
3. Add flood hazard note to the plat.
4. Add note indicating that the street address will be assigned by the Building Inspector at the time of issuance of building permit.
5. Add a note that the house and driveway construction shall not significantly increase the drainage runoff onto abutting properties.

Margaret Stevenson seconded.

VOTE U/A

ITEM #4: Public Hearing to consider rezoning a one acre parcel that is a portion of Assessor's Map A, Lot 10 & Map D, Lot 10A, two city owned parcels on Long Hill Road, from medium Density Single Family Residential (R-12) to Thoroughfare Business (B-3).*

Margaret Stevenson stepped down.

Atty. Jim Schulte explained that Middleton Building Supply was formerly Grossman's. He said the City Council agreed to sell one acre of land to them. He said that the B-3 zone runs along the boundary line of the properties and he would like it pushed back 100 feet to accommodate the new acre of land.

The public hearing was opened.

Jim Schulte stated he was speaking in favor of the rezoning and was requesting that the boundary be pushed back 100 feet. He added that there are many other comparable uses in the vicinity.

Mike Bobinsky explained that he held 2 or 3 neighborhood meetings with the abutters. He said the Council gave their approval with the condition that they received approval from the Planning Board for the rezoning.

The public hearing was closed.

Mike Bobinsky made the motion to approve the rezoning and send it forward to the City Council.

Reuben Hull seconded.
VOTE 5 – 1

Opposed – Jerry Reese

Margaret Stevenson took her seat on the Board.

ITEM #5: Consideration and acceptance of an amendment to the site plan for NH Catholic Charities, Inc., (St. Ann's Home) Assessor's Map L, Lot 15A, zoned R-20, located on Dover Point Road.

Greg Mikolaities, of Appledore Engineering, represented the applicant. He stated that the existing generator was not adequate. He said that in July, the ZBA approved the Variance with the condition that the Planning Board grant a waiver for the location of the emergency generator. He stated they would plant some 6' to 8' tall arborvitae and other ground cover to hide the generator. David Sanders stated that they would test the generator at 2:30 PM during the week while the busses were picking up the children.

Jerry Reese made the motion to accept the application.
Tony McManus 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. Landscaping shown on the plan shall be installed and maintained to form an adequate, permanent, year round buffer.
2. All conditions of the variance granted on July 16, 1998 shall be complied with.
3. The generator shall be tested only on weekdays between 1 and 5 PM.
4. The generator shall be painted a color that will blend into the landscaping. The screening shall be determined by City staff and/or Public Works.

Frank Torr seconded.
VOTE U/A

ITEM #6: Consideration and acceptance of a Conditional Use Permit for Mark Phillips, Assessor's Map I, Lots 5, 5A, 63 & 63A, zoned RM-12, located on Back River Road.

This item was withdrawn. The applicant's engineer was not ready to proceed with the application.

ITEM #2: Consideration and acceptance of an application for a Site Plan of land and a Conditional Use Permit for Telecorp PCS, Inc., (Owner James Andrews, d/b/a Vertical Realty Properties) zoned R-20, Assessor's Map 28, Lot 32A, located on Abbey Sawyer Memorial Drive.*

Elizabeth Ware stated that she is an employee of Entel, which is an affiliate of AT&T Wireless. She stated she is requesting a Conditional Use Permit and Site Plan Review for a co-location on an existing Sprint tower on Garrison Hill. They are proposing to put an antenna on the existing tower at the height of 115 feet. She said that they have 4 equipment cabinets that are about the size of a refrigerator. She said at the TRC meeting that they were requested to enclose the cabinets. She said they have revised their plans to include a three-sided shelter to screen the cabinets from the park. She passed out copies of photos simulating the existing complex.

Mike Bobinsky stated that the City might have an interest in accessing the tower. He asked if there would be room for more co-locators if they get approval.

Betsy stated that she is not sure if another co-locator can be supported on the tower. She stated it is not their tower and they are just a lessee of Sprint.

Bruce Woodruff stated that the City Engineer did call him saying that he spoke to a consultant who indicated the City would need a 3 foot tall, omni-directional whip antenna that does not weigh very much.

Jim Andrews stated that until he knows what type of antenna it is, he really couldn't answer whether there would be room for another co-locator.

Mike Bobinsky stated that it will probably be 1 to 4 weeks before he can answer what type of antenna he would need in more detail. He said he is concerned that if this is approved there would be no room left for the City.

Betsy Ware stated that generally, it is a first come, first served basis. She stated that he ought to present his information to Sprint.

Jim Andrews stated that even his own antennas couldn't go up there without some sort of structural or electrical review. Antennas have to be certain distances from other antennas. He said that right now, any antennas that we know of are likely to be 115' or even below. He said he think in terms of pursuing this particular tower that we should find out the frequency required.

Betsy Ware stated that she responded to all issues and the Municipal use was not brought up. She said she should not be held up because she believes her application is complete.

Jerry Reese stated that he would urge the Board to table this application because the City has some legitimate concerns.

Anthony McManus made the motion to accept the application.
Mike Bobinsky seconded.

Tony McManus stated that we need to accept the application. He said if the City had some interests, it should have pursued it. He said it is not fair to hold the applicant up for three or four months.

Mike Bobinsky stated that they have commissioned a study and are almost in the final stage.

VOTE 6 – 1

Opposed – Jerry Reese

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

Bruce Woodruff asked Jim Andrews whether or not Sprint agreed in the lease to provide an antenna space for the City on the monopole, and has that space been used by the City?

Jim Andrews stated they agreed to provide 1 antenna spot for the Police Department at that time. Any application for antennas including his own, have to go through the process with Sprint because of the structural integrity of the tower. Jim stated he would work with Mike Bobinsky.

Bruce Woodruff stated he is a bit confused because his question hadn't been answered. He asked if the City has any antenna on the monopole? He asked if the letter of the lease had been met.

Jim Andrews stated that it had.

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

1. Add the owners' signatures to the plat
2. Amend note #6 on sheet C-2 of site plan to change zoning district to RM-20.
3. Have the approval incorporate the provisions and representations made by the applicant in a letter dated July 14, 1998 from Entel Technologies, Inc. to the Dover Planning Board.

Margaret Stevenson seconded.

VOTE 5 – 2

Opposed – Jerry Reese and Mike Bobinsky

ITEM #7: Old Business

- a. **Request by Craig Williams to have his property, Elliott Rose Company of Dover, rezoned to I-1 or I-2**

Craig Williams stated that the land is presently an agricultural use. He stated that he would like the R-40 zones to permit non-residential uses such as electric utilities, greenhouses and aquaculture facilities and to allow 50% lot coverage. He also stated he would like to have commercial and industrial uses on R-40 lots that contain co-generation facilities. He spoke on the variety of processes including manufacturing, heating, cooling and cleaning that low-pressure steam and hot water could support. He said that Elliott Rose Company of Dover, Inc. has participated actively in Dover's pursuit of lower electrical costs. He said he has agreed to host an electrical co-generation facility at their site but the present zoning creates a hardship that would require variances to create an integrated energy park. He said this is the best location due to the proximity of the existing natural gas pipelines and the electrical distribution lines. He said he is requesting that his property be zoned I-1 or I-2 to create a co-generation zone.

Reuben Hull stated that instead of changing the zoning, it makes more sense to create a master plan for that site.

Anthony McManus stated that to rezone to I-1 or I-2 would open this up to other businesses. He said he is not sure he would agree to rezone at this time.

Bruce Woodruff stated that the Department recommends getting a conceptual master plan for the area from Mr. Williams. The master plan could be used as guide for crafting a new zone if it was the wish of the Board. Planning does not recommend amending the R-40 provisions or changing the zone to Industrial.

Bruce Woodruff stated that it is recommended that the following items be left on the table.

- b. Discussion and possible vote on a major subdivision for MJS Engineering, located on Varney Road. (19 lots)**
- c. Discussion and possible vote on a major subdivision for Park Avenue Development corp., located on Dover Neck Road. (25 lots)**

Jerry Reese stated that it has been many months since the owner of the subdivision on Glenwood Avenue has been told to clean up. He stated that it has not been done and he wants the City to send the land owner a letter telling him to clean up that mess.

Ron Cole stated he would have the staff write a strong letter to the owner.

Mike Bobinsky gave an update on the Gabriel subdivision.

ITEM #8: New Business

Ron Cole mentioned a communication from Mr. & Mrs. Picard regarding the Varney Rd. subdivision. He said he will put it in the file until the subdivision application is taken off the table by the Board.

Ron Cole stated we have a memo for additional proposed amendments to the Zoning Ordinance in regard to the definition of and permitted zones for Educational Uses.

Bruce Woodruff explained the amendments.

Mike Bobinsky made the motion to accept and to post the additional proposed amendments to the Zoning Ordinance.

Jerry Reese seconded.

VOTE U/A

Ron Cole urged the Board to attend the area re-zoning meeting on Monday, August 31, 1998, at the Horne Street School.

Ron Cole stated that he has received a letter from Chad Kageleiry asking for a rezoning of lots 15-18 and 15-53, the area across from Burger King.

Bruce Woodruff stated that this request needs further research and analysis by staff. It is not known how deep the Old Railroad ROW parcel runs into the residential areas at this time. He added that they do not have any recommendations at this time.

Anthony McManus handed out an article on the New Hampshire Main Street Program. He stated that it has been recommended in the Master Plan that we participate in this program. He added that Jack Story feels it would be a good thing for Dover. He said that in other communities it has been the Chamber of Commerce, Downtown Board of Trade, Banks, and other agencies that contribute either money or in-kind contributions.

Reuben Hull stated that the company he works for has been hired to work on a component of this program for the Town of Derry so he will be becoming familiar with the Main Street program. He said that there should be a person named as coordinator for a three-year commitment. He stated that the committed person for the Town of Derry is the Town Planner.

Ron Cole asked Reuben Hull to work with Anthony McManus and Jack Story on this project. Hull stated he would.

Anthony McManus made the motion to adjourn.

Jerry Reese seconded.

VOTE U/A

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