

**DOVER PLANNING BOARD
MINUTES OF MEETING
JULY 13, 1999**

MEMBERS PRESENT: Margaret Stevenson, Ronald Cole, Pete Lavoie, Anthony McManus, Charles Maglaras, Frank Torr

MEMBERS ABSENT: Paul Beecher, Jerry Reese, Karin Crittenden, Jeff Peasley, Jeff Mason, Reuben Hull

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

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

Ron Cole announced that there will not be any discussion on the Katz ADS tonight. He added that there is a workshop scheduled for Tuesday, July 20, 1999, at 7:00 PM, in the Council Conference Room to discuss that project.

ITEM #1: Approval of minutes.

Tony McManus made the motion to approve the minutes of the last meeting. Pete Lavoie seconded.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a major subdivision of land for Mathes Hill Properties, Assessor's Map I, Lot 47, zoned R-12, located on Danielle Lane and Spruce Lane. *(21 lots)

Kevin McEneaney of McEneaney Survey, stated that this is a piece of land that is located on Back River Road and has access to Spruce Lane, and also accesses Phase II of the Mathes Hill subdivision. He said that this is a 21 lot, single family subdivision with municipal sewer and water. The roadway system is an extension of Danielle Lane which comes through from Phase II, and will extend on to Spruce Lane. He said that they are proposing a cul-de-sac to come off of Danielle Lane, which will be called Benjamin Way and that will access approximately 10 lots also with sewer and water. In addition to the subdivision lots, the proposal is to re-grade and re-seed and vegetate the side slopes in the existing gravel area to a 2 to 1 maximum as part of the overall reclamation plan that has been submitted for renewal of the gravel operation. He said that they are proposing to have the municipal water looped through into the Chadwick Farm subdivision in addition to a walkway that will come off of the back end of the Chadwick Farm subdivision and will end up on Danielle Lane. He said that they have been in discussion with the Planning Department considering an access from the main portion of the subdivision out to Back River Road for pedestrian access.

Paul Connolly explained the 8" water line connections. He said that the sewer will be gravity fed and will supply 16 of the 21 lots. He explained that they will leave a 4" stub out at the lot line of lots 47 and 48 along with the a 30 foot easement back to the Gregoire property that fronts on Spruce Lane. He said that Lots 37, 41, 38, 40 and 39 will be serviced through individual sewer ejector pumps because Benjamin Way slopes down to a low point and they will need to pump up. Paul explained the storm drainage and catch basins. He said their intentions are to take the infiltration basin out of service to fill it in and run everything to a lower infiltration basin which will be slightly larger than what is shown and will be fenced.

Kevin McEneaney stated that there is a tot lot provided and as part of the Chadwick Farm subdivision and there was a contribution per lot set aside for recreation

Chuck Maglaras asked if the tot lot would be fenced along Danielle Way to stop kids from running into the street. He said that he would like to see something there. He asked if the ejector lots will all have their own separate pipes.

Paul Connolly said that each lot will have their own separate pipe all the way until it connects to the municipal sewer line.

Kevin said that the homeowners would be responsible for it. There will be an easement on the plan with specific wording as to what the responsibilities of the homeowners are for maintenance of the pipes.

Frank Torr asked if there has been any consideration for not having a cul-de-sac and going straight through to Back River Road.

Kevin McEneaney stated that they did talk about that and he thinks it will be very clear when they do the site walk. He said that the City regulations require that there be 6% maximum grade on a City street. He pointed out the potential road location and the slope would be 11.75%. He said that given the side slopes and the width of the 50 feet, they don't think it's feasible. Kevin said that they are anticipating a substantial amount of children that would walk over to Garrison School to use the facilities and a concern was the location of the proposed walkway and the type of treatment, whether it would be paved or gravel type material. Their concerns were the paved portion, given 11.75% grade, is a safety issue with skateboarders and rollerbladers, whereas, gravel may discourage their use but still provide pedestrian access. Kevin added that the developer is not interested in maintaining the sidewalk, so the City would take it over as an easement and maintain it.

Chuck Maglaras made the motion to accept the application.
Peg Stevenson seconded.

VOTE U/A

The public hearing was opened.

Kevin Harrison, 11 Daniel Lane, stated that he lives in Phase II. He asked what the plans were for Lot 52. He said that he went to the Engineering Office to find out when Mathes Hill Road and Daniel Lane would be accepted by the City. He said they indicated that there was a detention pond issue that had to be resolved. He said that he was the first occupant of Phase II and he has had to bring his trash to Mast Road, since November 1997, because it wasn't an official City street. He said that he was told that this would end when there were about 6 or 8 occupied houses in Phase II. He said that there are about three times that many houses right now and they still don't have that type of service. He said that resources have been applied to building and selling, rather than getting these streets accepted as City streets. He said that he is concerned that the priority will be put on Phase III, rather than getting Phase II residents the services that they are paying taxes for. He said that the tot lot is entirely under the power lines and that is a concern.

Kevin stated that the maximum that would be built on Lot 52 would be 1 house lot.

Don Morse, 20 Partridge Lane, said that there should be sidewalks on Spruce Lane for safety reasons. He said that around 4:00 PM the sun is in your face and you can't see any pedestrians. He said that that once all the development is done he would like to see Spruce Lane reconstructed.

Joyce Stevens, 33 Spruce Lane, said that there is a problem with water puddling in front of the Gregoire property. She wanted to know if Spruce Lane would be widened. She said that the trucks are going too fast. She stated that her neighbor was killed in her front yard about 6 or 7 years and a sidewalk is overdue. She said there are many bikes, joggers, and walkers along the road.

Paul Connolly stated that the new road would be 28' wide with curbing on the right hand side with a sidewalk behind that curb. Paul explained that the catch basins would eliminate the puddling problem.

Lee Skinner, 25 Mathes Hill Drive, stated that he is concerned with the traffic.

Kevin Harrison, said that he walked the property and it looks like the moon surface. He asked if there are plans to remove the pile of dead trees that are dumped on Lot 52.

Paul Martel stated that eventually it will all be graded and the dead trees will be used for fill and will be buried over.

The public hearing was closed.

Steve Stancel stated that there are several outstanding items that they are working with the developer on. He said that the tot lot size and the location, is a concern. He said that they are looking for some reclamation notes on some of the existing gravel slopes to indicate how those slopes are going to be stabilized and reclaimed. He said that they are discussing a Community Services contribution for future capital purchases similar to the

Chadwick project. Steve said that staff is working developing an impact fee for all future projects based on the linear foot of new roadway for both cul-de-sacs and regular roads. The sidewalk through to Back River Road is a very important item because it would allow people in that subdivision, as well as, the Chadwick subdivision to walk to Back River and Garrison Road areas and when it's completed, it will allow people from Spruce Lane to walk through this particular project to get to Garrison Road. He said that they haven't had an opportunity to review the topo plans in detail regarding the possible road to Back River Road. The Engineering Department has a concern with the road layout of Danielle Street.

Ron Cole stated that the Board has a workshop scheduled for Tuesday, July 20, 1999, at 7:00 PM and he suggested that they meet at 6:00 PM at the Mathes Hill III site.

Kevin McEneaney stated that with regard to Phase II, this is a very busy construction season and this project has been on the queue since the opening of the asphalt plants in April. He said that the manholes and drain structures within the right-of-way have been raised to accommodate another 1 ½ overlay of pavement. He said that it is anticipated that the final coat will be applied within the next few weeks. He said there are a few housekeeping items that have to be taken care of in order for the City to inspect it and to make a recommendation for the Council for acceptance. He said that he anticipates getting on the Council's agenda in a couple of months to get it accepted before snow falls.

Frank Torr made the motion to table
Pete Lavoie seconded.

VOTE U/A

Ron Cole said that a place to meet for the site walk will be at the end of Danielle Lane, at 6:00 PM, on Tuesday, July 20, 1999.

ITEM 3: Consideration And acceptance of an application for a minor subdivision of land for B & B Realty Trust, Assessor's Map L, Lot 45-1, zoned R-20, located on Belanger Drive and Dover Point Road.

Kevin McEneaney stated that this is a simple 2 lot subdivision. He said that the second lot will have access off Belanger Drive. This property received a variance from the ZBA to allow a lot with insufficient frontage and the only condition was that this lot maintain the 20 foot side setbacks.

Frank Torr made the motion to accept the application.
Peg Stevenson seconded.

VOTE U/A

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

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

1. Add signature of owner to the plan.
2. Revise plat to add new tax map numbers as approved by the Tax Assessor.

Peg Stevenson seconded.

VOTE U/A

ITEM #5: New Business

Steve Stancel passed out an announcement that will be going out for the Master Plan. The public meeting has been set for Tuesday August 3rd from 7 to 9 PM at the Dover High School Cafeteria. He said that they have developed a rather extensive mailing list to send this out to. He asked the Board if there were any specific people they would like to see the notice mailed to, and if so to call him.

Steve Stancel handed out a copy of the proposed amendment to the Telecommunication Ordinance. He said that right now the ordinance requires everyone to come to the Board for a Conditional Use Permit if they are either adding to or replacing existing antennae media on the towers on Garrison Hill. At the last meeting, the applicant asked that he be given a pre-approval to replace any potential antennae in the future that might fail with the exact same antennae media without having to come to the Board. Steve said that after a brief discussion it was suggested that a proposed change be drafted. He said this change would read as follows: The replacement and/or repair of existing antennae media on towers on Garrison Hill is allowed by Building Inspector provided that there is no increase in the size or visual impact of the antennae. He said that he leaves it up to the Board whether they want to entertain the change and if so, it will require a public hearing and then it will go to the Council.

Chuck Maglaras made the motion to put the amendment to Chapter 170-28.6 Telecommunications Facilities on the next meeting that will fit the 15 day requirement.

Tony McManus seconded.

VOTE U/A

Chuck Maglaras asked if there would be time at the workshop on the 20th to discuss a new zone he has been working on.

ITEM #4: Old Business

a. Portsmouth Christian Academy

Steve Stancel stated that Mr. Runey is going to propose for an amendment to the site plan for the athletic field. He said that this proposal does not require going back to the Planning Board, but he wanted the Board to be aware of what is occurring.

Mr. Runey stated that they want to make a minor change in an already approved site plan. He said that a 150 foot move to the northeast of the athletic field would facilitate a track in the future. He said that they already received a Site Specific approval and have asked the State for the revision of that approval.

Tony McManus stated that the original approval called for Site Specific approval which is a condition of ours so it wouldn't make any difference where the location was as long as the Site Specific Permit was received.

b. Extension of approval for Shop & Save

Steve Stancel stated that Shop & Save is requesting an extension to their site plan approval. They have met all their conditions of approval except for the receipt of approval from Rollinsford, and that is the hold up is. He said they are requesting a 60 day extension to their approval.

Chuck Maglaras made the motion to approve the 60 day extension.

Tony McManus seconded.

VOTE U/A

Frank Torr stated that we have another extension from Malcolm relative to Katz Development looking for a 30 day extension.

Steve Stancel stated that they are looking for an extension because it's an ADS and it required the decision to be made by the Planning Board within 30 days. They previously sent a letter requesting the extension to cover this meeting, however, because we couldn't get the traffic analysis done in time, he is requesting that it extended to just beyond the next Planning Board meeting.

Tony McManus made the motion to extend the 30 day extension.

Peg Stevenson seconded.

VOTE U/A

ITEM #6: Adjournment

Frank Torr made the motion to adjourn.

Pete Lavoie seconded.

VOTE U/A