

**DOVER PLANNING BOARD  
MINUTES OF MEETING  
AUGUST 24, 1999**

**MEMBERS PRESENT:** Jeff Mason, Margaret Stevenson, Jerry Reese, Anthony McManus, Reuben Hull, Jeff Peasley, Frank Torr

**MEMBERS ABSENT:** Ronald Cole, Paul Beecher, Karin Crittenden, Charles Maglaras, Pete Lavoie

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

Vice Chair Reuben Hull brought the meeting to order at 7:00 PM.

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

Jerry Reese made the motion to approve the minutes.  
Reuben Hull seconded.

**VOTE U/A**

**ITEM #2: Consideration and acceptance of an application for a minor subdivision of land for STF Development Corporation, Assessor's Map I, Lot 51, zoned RM-12, located on Mast Road.**

Bob Stowell, Trittech Engineering, represented the owner STF Development. He described the property as being located on the northerly side of Mast Road, between Back River Road and Spruce Lane, and directly across from Chadwick Farm subdivision. He said that the property is 3 ½ acres and they are subdividing one road frontage lot for a single family home. He said that the lot that is being subdivided does not contain any wetlands. He said that they have provided a sewer easement for the extension of the sewer up to the Chadwick Farm subdivision.

Peg Stevenson made the motion to accept the application.  
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 following conditions:

1. Add signature of owner to the plat.
2. Add surveyor's signature and stamp to the plat.

3. Add GIS coordinates to the plat.
4. Add a note to the plat indicating that the shed will also be removed.
5. Submit the sewer easement deed with the plat for recording.

Peg Stevenson seconded.

**VOTE U/A**

**ITEM #3: Consideration and acceptance of an application for an amended site plan of land for Portsmouth Christian Academy, Assessor's Map J, Lot 1C, zoned R-40, located at 20 Seaborne Drive.**

Dennis Runey, Headmaster of the school, stated that he is asking for approval of an amendment to the site plan to permit the school to add a 400 meter oval track around the slightly reoriented playing field. The orientation of the playing field has been changed about 150 feet to the west and about a 35 degree turn to accommodate the placement of the track. He said that it has been approved by the DES and the Site Specific to reflect that new change.

Jeff Peasley asked if the track will be used in the winter, and about the snow removal from the parking lot.

Dennis Runey stated that the track will not be used in the winter.

Steve Towne, Oak Point Engineering, stated that the snow will be removed to the west of the parking lot.

Frank Torr made the motion to accept the application.

Jeff Peasley seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Jeff Peasley asked how the City will monitor the fertilizer use.

Steve Stancel stated that the City's Environmental Projects Manager will make periodic phone calls. He added that it will be difficult to monitor, but if it is on the plan, it is something that the applicant can be held to.

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

1. Fertilizers and herbicides used on the field near the Bellamy River are a concern. Add a note to the plan indicating that they will be used sparingly in accordance with generally accepted guidelines.

2. Prepare a deed for the city road acceptance process and ensure that four highway bounds are set.

Tony McManus seconded.

**VOTE U/A**

**ITEM #4: Consideration and acceptance of an application for a site plan of land for Megan Martineau, Assessor's Map G, Lots 4G-1 & 4G-2, zoned I-2, located on Littleworth Road.**

Paul Connolly, of Civilworks, represented the owner. Paul said that Lot 4G-2 fronts on Littleworth Road, and 4G-1 fronts on Industrial Park Road. He stated that on Lot 4G-1, four 30' x 180' self storage units are proposed and on lot 4G-2, a 100' x 100' light industrial use facility is proposed. He said that they will have a common access permitted by NH Truck and Transportation, off of the south side of Littleworth Road. He said that it will be a 30' wide access. The circulation to the industrial building will be one way going counter clockwise. The loading will be restricted to the rear of the building and parking will be restricted to the side and front of the building. The front and sides will be landscaped with red maple trees with small shrubbery in between. The self storage buildings will not have any water or sewer service to them, but they will have underground electric. The industrial building will have water service through a 6" service main off the existing 8" main, located in Littleworth Road on the same side of the street. They will be tapping into a 6" medium pressure gas main located on the opposite side of Littleworth Road. The municipal sewer that would serve the parcels is located on the western leg of Industrial Drive. Paul said they are proposing to add about 850' of sewer to that line. The first 75' will be municipal sewer and the remaining 700' will be private and will run through a sewer easement capable of servicing the lot G2 parcel. Stormwater drainage and flow out will be a velocity reduction treatment swale that will be added to the plan and will be piped over to the lowest point on the parcel. He said that they submitted a narrative on the anticipated traffic generation for the two parcels. He said lot 4G-1 would be 56 trips per day, which is consistent with the ITE 1991 Manual on traffic generators on mini warehousing. He said that a self storage facility will generate a lot less than 56 vehicles per day. The weekend generation is typically larger. He said for the light industrial facility the total number of trip ends per day, on a workday, would be about 105. He said that they have provided 30 parking spaces on the site which would be consistent for about 45 employees. One space for each 1 ½ employees. He said they have incorporated some of the TRC items on the plans.

Frank Torr asked if they had given any consideration to running the sewer along Route 9.

Paul Connolly stated that they did not, they were seeking to get to the parcel in the most inexpensive and expeditious fashion. This sewer extension will allow the existing Shaws' Ridge Equipment operation to tie in, as well as, the residential property of Doug Tucker. He added that this was the path of least resistance.

Jeff Mason made the motion to accept the application.  
Jerry Reese seconded.

## **VOTE U/A**

The public hearing was opened.

Paul Connolly stated that he omitted telling the Board that they have been in contact with DEDC and have asked them to review the site plan and the forthcoming architectural renderings. He said that he had a set or two very "sketchy" renderings, and passed them out to the Board members.

The public hearing was closed.

Steve Stancel stated that it is primarily because of timing that he feels that we are not prepared to recommend approval this evening and he suggested a site walk. He said that some of the remaining outstanding items include the fact that Engineering is concerned with drainage sheeting onto abutting parcels on the southeast corner of the site. They have requested a drainage report to analyze the drainage. Engineering indicated that they would like to see the detention pond shortened by 20% and designs for treatment for runoff before it is piped into the wetlands. He said that this will also require Conservation Commission review because of the minor wetland impact. DEDC review is required and Beth Thompson, the City's Economic Director, has scheduled a meeting with them prior to the next Planning Board meeting. The architectural renderings will have to be reviewed by the Board. He said that we have required a lighting analysis per the new Site Review Regulations. He said that this project will require a waiver from the Site Review Regulations for 22 feet isle width where 16 is proposed, and a waiver for using crushed stone versus pavement around the surrounding storage buildings.

Anthony McManus made the motion to recess the public hearing and schedule a site walk.

Peg Stevenson seconded.

## **VOTE U/A**

Jerry Reese made the motion to table the application.

Jeff Mason seconded.

## **VOTE U/A**

Reuben Hull scheduled the site walk for Tuesday, August 31, 1999, at 6:00 PM.

Paul Connolly stated that the best place to meet is in the Shaw's Ridge Equipment parking lot.

## **ITEM #5: Old Business**

### **a. Discussion and possible vote on Seafarer Development Group, (Bellamy River Village) located on Spur Road. (28 units).**

Jerry Reese made the motion to take this item off the table.

Frank Torr seconded.

VOTE U/A

**Abstained – Tony McManus because of a potential conflict.  
Jeff Peasley – because he was not here for any  
of the prior discussion.**

Steve Stancel stated that the Planning Board has received a significant amount of public comment and correspondence regarding this project. Many of the comments have focussed on the validity of the easements and the location of the access of the cul-de-sac. The Planning Department feels that the easement issue is a civil matter and not an issue for this board to address. He said that he would urge that the condominium association pursue the issue via the court system if they feel that they are right. In regard to the location of the accessway, the history of the project has to be looked at. This project originated as far back as the late 1980's. It was designed at approximately the same time as the Cricklewood development. The rear 14 lots were specifically master planned to connect to the Cricklewood project. The objective of this was to eliminate any wetland impacts and to preserve open space and maintain the natural character of the lot to the greatest extent possible. Steve said that easements and road connections were required then just as they are now. It is just good planning. In the late 1980's, because of the growth moratorium and a subsequent bankruptcy, the project was never approved. The project did receive approval in 1995 and it is important to point out that it remains valid today, until September 14, 1999. The applicant could come in to the Building Inspection Office tomorrow and draw a Building Permit. The location of the accessway hasn't changed since the 1995 approval or the 1988 original design. The applicant is asking for revisions to other areas on the plan and we believe that these revision requests make sense and will enhance the project and better preserve surrounding property values compared to the existing plan. He said that because of this, the approval of the revised site plan is recommended. Steve went over the staff recommended conditions of approval.

Frank Torr stated that there was an indication by the Chairman at the last meeting and at the site walk of trying to get the two parties together and he was wondering if anything had happened in that vein. He asked Steve if he had heard of anything.

Steve Stancel asked the applicant's attorney to answer that question.

Denise Poulos, of Sheehan Phinney Bass & Green, stated that at the site walk, the developer met with the abutters at the pump station location, but they were not able to reach any agreement regarding the access. The outstanding agreements for the easements are the ones that would stand as they were not able to reach any subsequent agreement.

Reuben Hull stated that he would like to recommend that the circle be an extension of Clearwater Road as opposed to a separately named street.

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

1. Add signature of the owner to the plan.

2. Provide the Planning Department with a letter or permit from the NH Department of Transportation – Turnpikes Bureau, indicating their approval of the driveway and any design requirements at the intersection with Exit 6 ramps.
3. Provide the City Engineer and Planning Department with documentation that the pump station can be modified to handle the increased flow. The pump station has to be modified at the applicant's expense if it is required.
4. Revise the plan to show underground electric layout.
5. Revise plan to show location of gates on gravel road and indicate in a note that Knox box keys will be provided to the City.
6. Revise the plan to delete "Bellamy River Circle" as a road name and replace it with a name approved by the Building Inspector.
7. All provisions of the settlement agreement dated June 9, 1999 be adhered to.

Jeff Mason seconded.

**VOTE 3 – 2**

**Opposed – Margaret Stevenson, Frank Torr  
Abstained – Tony McManus, Jeff Peasley**

Reuben Hull explained to the Cricklewood condo owners that the Planning Board did hold the public hearing, took the public input, had the site walk and then Planning staff prepared their recommendations and the Board voted to approve the plan as submitted with the Planning staff recommendations.

**b. Consideration of recommendation on the Amendment to Chapter 170-28.6, Telecommunication Facilities, for referral to the City Council.**

Jerry Reese made the motion to approve and refer this to the City Council.

Tony McManus seconded.

**VOTE U/A**

**ITEM #6: New Business**

**a. Notice of merger for Catherine Lynch, 8 Hull Avenue to merge lots 40 & 41, on Map 35.**

Steve Stancel stated there is a new RSA 674:39-8 that requires any mergers to be brought before Planning Board, but does not require a public hearing or new plans but does require approval prior to being recorded at the Registry of Deeds. The Tax Assessor then receives a copy so that the assessments are made accordingly.

Frank Torr made the motion to approve the merger.

Tony McManus seconded.

**VOTE U/A**

Steve Stancel stated that there is a letter from Brian Stern requesting an extension of his minor subdivision approval. He said that the staff recommends extending it for 2 weeks.

Peg Stevenson made the motion to grant the extension of 2 weeks.  
Jerry Reese seconded.

**VOTE U/A**

**Abstained - Tony McManus**

Steve Stancel stated that the public workshop for the Master Plan that was held a couple of weeks ago, was attended by about 40 people. He explained how people broke up into groups to discuss what the people of Dover liked about the City and what they felt were some of the main issues. He added that a synopsis of what occurred at that meeting has been placed on each desk. Steve stated that over 60 invitations were sent out to various boards, as well as, staff people. He said that there were some new faces at the workshop. He asked the Board to call him if they know of anyone or if they would like to be on one of those committees.

Steve Stancel stated that he is becoming increasingly concerned with the Alternative Design Subdivision Regulations and he would like the Board to take a look at them to see what changes could be made. He said that he sees a significant number of projects before they ever make it to the Planning Board and he has started to become concerned because he sees applicants attempting to use the ADS to develop parcels that may not normally be developed at this time. There are some gray areas in the ordinance, in that it has a very significant mathematical formula that identifies the total number of lots that a developer can have on a parcel but then at the same time, it says that a developer should not utilize the ADS subdivision regs. to receive more lots than he would normally receive in a normal subdivision. He said that there are some conflictatory areas and that developers are coming in and using the mathematical formula to max out the development and it doesn't necessarily meet with the intent of the ordinance. He added that we should be looking at it.

Tony McManus asked if Steve could mail something out to the Board regarding the possible changes to the ADS.

Steve Stancel stated that he would have some examples of what other communities use. He said that our regulations are so gray that you could almost pick a number out of the air. He said that it will be good to have some structure.

Jeff Peasley said that the people who came from Cricklewood felt slighted because they were not allowed to speak and that it does not make for good public relations. He said that after having the site walk there should have been some more public input and he did not see the harm in letting them speak again.

Discussion ensued.

Steve Stancel said that the abutters were allowed to make comment at the public hearing and again at the site walk and could have submitted their thoughts in writing.

Jerry Reese said that you just can't reopen a public hearing after it has been closed because the people who didn't come can come back and say that they didn't have an opportunity to speak because they were not given notice. He said that if we think that we are going to do that we need to recess the meeting.

Steve Stancel stated that he would like to make the ADS regulations an item on the agenda for the next meeting and have a general discussion. He said something similar to what we did with the Site Review Regulations, maybe a subcommittee with members of the public invited.

**ITEM #7: Adjournment**

Jerry Reese made the motion to adjourn.

Margaret Stevenson seconded.

**VOTE U/A**