

**DOVER PLANNING BOARD
MINUTES OF MEETING
FEBRUARY 13, 1996**

MEMBERS PRESENT: Ron Cole, Lionel Martel, Brian Preston, Reuben Hull, Mike Bobinsky, Otis Perry, Paul Beecher

MEMBERS ABSENT: Bob Belmore, Martin Smith

STAFF PRESENT: Steve Stancel, Planning Director; 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.

Otis Perry made the motion to approve the minutes.

Brian Preston seconded.

VOTE U/A

ITEM #2: Consideration and acceptance of a minor subdivision of land for the Estate of Marie Randall, (Owners Clayton Randall and Nancy Chrisa) Assessor's Map 30, Lot 129, zoned RM-10, located on the corner of Hough and Mt. Vernon Street.*

Clayton Randall, Rollinsford, NH, explained that this is a lot with two houses on it. Mr. Randall said that they have received a Variance for this property and are now before the Planning Board to subdivide the two houses.

Paul Beecher 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.

Reuben Hull made the motion to approve and with a waiver for the paved driveway up to the lot line.

Mike Bobinsky seconded.

VOTE U/A

ITEM #3: Consideration and acceptance of an application for a minor lot line adjustment of land for WDC, Inc. (Owner, Western Auto) and the City of Dover, Assessor's Map 39, Lots 10, 15, 16,11A, 11B, zoned B-5, located on Willand Pond Road and New Rochester Road.*

Francis Barret, surveyor, said that this came about with the widening of Route 108. The City and Western Auto came to an agreement to this land swap because the State was taking most of their frontage which would have put them out of business.

Paul Beecher said that the money for the swap has already changed hands and the street is already done.

Paul Beecher made the motion to accept.

Mike Bobinsky seconded.

VOTE U/A

The public hearing was opened.

Atty Chris Calivas represented Peter and Kathy Smithson, 6 Willand Pond Road. He said the Smithsons have a great concern that WDC will be transferring commercial use onto the property. Atty Calivas said that the land is currently wooded. The Smithsons are afraid that the trees will be cut down and the land will be used for the storage of boats. He said that his clients are proposing that a condition be added that before any expansion on the property on the northerly side can be done, they come back and submit to site review to review design criteria and screening, etc. He said the Smithsons are hoping they can be protected through the site review process.

Howard Williams stated he is concerned with the Willand Pond area. He said he supports the Smithsons on the screening and if the property is to be paved, oil traps will be required in the catch basins.

Kerry Forbes, Longhill Road, said that the storm drains flow away from the pond and the traps are over kill. Kerry said there is a trigger when site review kicks in and WDC is not planning anything that will trigger site review. He said screening can be discussed by Steve Stancel and the Smithsons.

Steve Stancel stated that clearing of trees and storage of boats will not trigger site review. He said if the Board has any concerns, they should be discussed right now. He said screening would be required up to 7 feet high. It could be a stockade fence or a row of Abbreviates. Steve said that any expansion of parking, creating an additional 10 or more parking spaces and any building would come before the Board.

Attorney Phil Defoster said that Western Auto has no problem with a 7 foot fence or screening.

The public hearing was closed.

Otis Perry said he tends to think the Smithsons' request is reasonable. He said he thinks some kind of site review is in order.

Paul Beecher said he does not know what WDC is going to do in the future, but we can require screening that is agreeable to the Smithsons. He said he doesn't think WDC should go through Site Review when our ordinance doesn't require it.

Otis Perry said it is a sensitive piece of property in a sensitive location.

Lee Martel said that what we are addressing is a lot line adjustment and what is going to happen in the future has nothing to do with the lot line adjustment that is before us tonight.

Paul Beecher made the motion to approve with the following staff recommended conditions:

1. Add a note stating the amount of remaining land on lot 39-15, owned by the City and lot 39-16, owned by WDC Inc.
2. Remove the 26.39 ft. long boundary line within the Willand Pond Road right-of-way from the plat.
3. Add all the owners' signatures to the plat.
4. Since the new sign is located close to existing underground lines, a note be placed on the plan stating that the City will not be held liable for any damages incurred to the sign during needed repair work.
5. Sufficient screening be placed along the new right-of-way and abutting residential structures.

Mike Bobinsky seconded.

Otis Perry made an amendment to request the applicant come back to the Planning Board with a plan showing screening, potential activity and drainage.

6. Prior to any work taking place in the new area, the applicant come back to the Planning Department with a plan showing screening, potential activity and drainage.

Vote on the amendment.

VOTE U/A

Vote on the motion

VOTE U/A

ITEM #4: Old Business

a. Discussion of Site Review Fees

Steven Stancel went over the three different alternative he had prepared. He handed out cost comparison charts with the different alternatives and one that showed how the changes would effect the income received from the Site Review fees.

Lee Martel said that after comparing site review fees of surround cities, he does not like being the highest one around.

Otis Perry said he prefers Alternative 3 with a maximum of \$5,000

Mike Bobinsky agreed with the maximum for additions to existing buildings.

Reuben Hull and Brian Preston said they lean toward the \$5,000 maximum.

Otis made the motion to approve Alternative 3 with a total maximum of \$5,000.

Alternative Three

<u>New Construction.</u>	<u>Additions to Building</u>	<u>Change of Use</u>	<u>Minimum</u>	<u>Maximum</u>
.15 per sq. ft.	.10 per sq. ft.	.10 per sq. ft.	N/A	\$5,000

Mike Bobinsky seconded.

VOTE U/A

b. Discussion of Exit 10 Corridor Map

Bruce Woodruff, City Planner, explained the Exit 10 Corridor Map and made the following recommendations:

Remove from further consideration the following:

1. Link 2 - the 300 ft. because the 300 ft. wide link passes through a primary well protection district, near one of Dover's wells.
2. Corridor H from Sixth Street south because the 300 ft. wide link passes through a primary well protection district, near one of Dover's wells.
3. Link 6 where it diverges from corridor G southward. and to add for further consideration the following:
4. Link 5 because it goes through the LCIP land.

Bruce said that the follwing should be added for further consideration:

1. A new link which is a mirror image of Link 6 which would connect the upper portion of Corridor H with Sixth Street.

2. A new link centered along Sixth Street/Pickering Road between the intersection of Corridor H and Sixth where Pickering intersects with Corridor E, F, and Links 2 and 3.

Art Guadano said that regionally, an Exit 10 with a connection to Route 125 is needed.

Bruce suggested that regarding the Board's position of Exit 10 construction, a statement be adopted advocating a no-build alternative which upgrades Exit 9 to a full cloverleaf configuration in order to handle the existing and projected traffic volumes. He said an alternative position could be that the Board supports the construction of an eastbound only Exit 10, so long as a westbound only Exit 8A in Dover is also constructed.

Otis Perry made the motion to remove from further consideration following:

1. Link 2 - because the 300 ft. wide link passes through a primary well protection district, near one of Dover's wells.
2. Corridor H from Sixth Street south because the 300 ft. wide link passes through a primary well protection district, near one of Dover's wells.
3. Link 6 where it diverges from corridor G southward.
4. Link 5 because it goes through the LCIP land.

Also add for further consideration the following:

1. A new link which is a mirror image of Link 6 which would connect the upper portion of Corridor H with Sixth Street.
2. A new link centered along Sixth Street/Pickering Road between the intersection of Corridor H and Sixth where Pickering intersects with Corridor E, F, and Links 2 and 3.

The Board advocates a no-build alternative which upgrades Exit 9 to a full cloverleaf configuration in order to handle the existing and projected traffic volumes.

Lee Martel seconded.

VOTE U/A

ITEM #5: New Business

Lee Martel stepped down.

a. Discussion of Regional Truck Route Sub-Committee.

Bruce Woodruff gave the Board an overview of the need for a regional and a City-wide truck route plan. He said a meeting to discuss trucking routes will be held on February 22, 1996, and a group should be chosen from the Planning Board.

Some discussion followed and it was left that the new alternates should be the sub-group.

Mike Bobinsky said that Community Services will offer any assistance the sub-committee may need.

Lee Martel took his seat.

b. CDBG

Steve Stancel said that we are starting the CDBG process again. He said we do not know how much money we will be receiving because of the federal budget crisis. He said there will be two required public hearings on the agenda of February 27, 1996.

ITEM #6: Adjournment

Mike Bobinsky made the motion to adjourn.

Otis Perry seconded.

VOTE U/A