

**DOVER PLANNING BOARD
MINUTES OF MEETING
FEBRUARY 27, 1996**

MEMBERS PRESENT: Martin Smith, Otis Perry, Reuben Hull, Mike Bobinsky, Brian Preston, Ron Cole, Bob Belmore, Paul Beecher, Jerry Reese, Charles Maglaras, Dennis Cioti

MEMBERS ABSENT: Lionel Martel

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

Chairman Cole brought the meeting to order at 7:05 PM.

ITEM #1: Approval of minutes.

Brian Preston made the motion to approve the minutes.
Paul Beecher seconded.

VOTE U/A

Ron Cole welcomed Jerry Reese, Charles Maglaras and Dennis Cioti, the new Planning Board Alternates, to the Board.

Dennis Cioti sat on the Board in Lee Martel's absence.

ITEM #4: Consideration and acceptance of an application for a minor subdivision of land for John & Diane Myles, Assessor's Map C, Lot 3, zoned R-40, located on County Farm Road.

Kevin McEneaney represented the Myles. He said it is a two lot subdivision, southwest of County Farm Road and northerly of the Cochecho River. He said the Myers have a buyer for lot 1. The buyer anticipates to build a single family house on the lot. Kevin said they are asking for a waiver from the topo because of the large lot size.

Steve Stancel said there is a right-of-way to the island on the lot that is currently for sale.

Paul Beecher made the motion to accept.
Otis Perry seconded.

VOTE U/A

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

Otis Perry made the motion to approve the waiver for the requirement of contour information and the application with the following conditions:

1. The owners' signatures be added to the plat.
2. The island (lot C-3A) be added to the plat.

Paul Beecher seconded.

VOTE U/A

ITEM #2: Consideration and acceptance of a Site Review of land for Liberty Mutual Insurance, Assessor's Map E, Sheets 1 & 2, Lots 70, 22E, 21, 22, 22A, 22B, 22F, 22E-2, 22D, 22C, 22E-1, 23, 24, 24A, 24B, 24C, 26A-1, 16A, 26, and 25, zoned ETP, located on Sixth Street.

Atty. Malcolm McNeill represented the applicants. He introduced Scott Tibbo, Director of Design for Liberty, John Dragat, the Performing Developer of Northland Dev., David Hoffmister, Engineer with VHB, Jim Lamp, Civil Engineer for VHB, and Frank O'Callaghan, Traffic Engineer with VHB. Malcolm said they were here for site review approval, lot consolidation and a conditional use. He said the facility will be located on 225 acres of land which is owned by Liberty Mutual and the entry to the project is directly across from the Sixth St. Connector. The corporate publishing facility will be built in 1996 and will be printing all Liberty's literature, stationary, brochures, etc. He said it is a phased project. He said the office building will be ready in the Fall of 1997. Mr. McNeill said that the infrastructure is in place for this use. He said the project is a campus type facility with a total work force of close to 1,200 people. He stated that the construction will include 200 - 300 hundred construction jobs. Malcolm stated that the project is neat, clean and environmentally sensitive. He said that they have received the endorsement of DIDA and have met with the Technical Review Committee twice for this project. He stated that the only major upgrades that are necessary in relation to this project off site are primarily related to traffic. Atty. McNeill said Liberty held an abutters meeting and invited all legal and some non-legal abutters to meet with the entire development team to answer any of their questions. Malcolm ended by saying he felt they have resolved most issues.

John Dragat, Northland Development, gave a brief overview of the project. He said the plan is to start as soon as the frost is out of the ground. He said that the 250,000 sq. ft. building will be a brick and masonry type of structure. The building will be surrounded by the parking field and the main entrance is in the front. He said there will a cafeteria on site and fitness trails utilizing the abandoned railroad bed. John Dragat said that the plan was laid out on the site to avoid impacting the wetlands. Mr. Dragat said the rebuilding of the Connector Rd. will be started this year. He said the bridge will be undertaken next year and will be completed before occupancy of the facilities.

David Hoffmister, VHB, said he is the overall project manager and designed the layout with site constraints in mind. He said great means were taken not to impact the wetlands area. He said there is one wetland crossing. He said they have gone through the Conservation Commission and have verbal approval from the NH Wetlands Board. He said there will be extensive

landscaping and just under 1,200 parking spaces. He said the parking lot will be terraced with a pedestrian walkway which is handicap accessible. He said they are in the process of identifying some possible locations for a heliport. Mr. Hoffmister said they have provided four detention basins on the site and have conducted substantial drainage reports. He said the sewer will be gravity fed to the sewer line located in the abandoned railroad bed. He stated they will try to retain the larger trees along Sixth Street and will supplement them with enhanced plantings. He said the landscaping will blend into the natural surroundings. He added that they will be applying for a State Site Specific Permit.

Frank O'Callaghan, Transportation Engineer with VHB, stated the site is convenient to the highway system. He said with the improvements they are proposing to accommodate the traffic, it will be better than it is today. He said they will reconstruct the Sixth Street Connector which will include traffic signalization. He said they have benefited from a traffic study done in 1990 and have data from Liberty as to where their employees come from. Mr. O'Callaghan went over all the improvements to the Connector Rd., intersection etc.

Otis Perry said that he works for the Dover Housing Authority but he doesn't think it constitutes a conflict.

Malcolm McNeill said he doesn't see it as a conflict and would like to see him stay on the Board.

Attorney McNeill stated that the road will not be a City street and will be maintained by Liberty. Mr. McNeill said there are concerns regarding liability if the 3/4 mile of trails were to be made available to the public. He said that \$600,000. will be spent on improvements. He stated that Liberty is on a flex time schedule which will reduce the impact on the area. Atty. McNeill said that the sewer going through Glenwood Avenue and through the Liberty property is being discussed.

Mr. Hoffmister stated that there will be a trash compactor to take care of the trash.

John Dragat said the water is sufficient for fire fighting and sprinklers.

Steve Stancel said that he recommends holding the public hearing and tabling until the March 12, 1996 meeting. He went through the TRC comments.

Otis Perry made the motion to accept.

Mike Bobinsky seconded.

VOTE U/A

The public hearing was opened.

Jack Story, Director of The Greater Dover Chamber of Commerce, said that the Chamber brings support for the project and everything should be done to help Liberty. He said Liberty supports the community and urged everyone to make their move to Sixth Street as painless as possible.

Gene Cannoles, 22 Tolend Road Extension, stated he had concerns regarding hazardous materials.

Malcolm McNeill said he was not aware of any hazardous waste but will check and bring it to the next meeting.

John Finnegan, 477 Sixth Street, was concerned that the traffic would increase and wanted to know what will be done to Sixth Street between Glenwood Ave. and downtown. He said that the area of Sixth St. going toward Gonic should be looked at.

Mr. Beecher said that Sixth Street will be widened and paved and will have sidewalks.

Ted Eaton, 2 Heather Lane, was concerned with the traffic light at the Connector and Sixth Street. He said that the street lighting is dim and thought it should be upgraded. He was also concerned with the removal the historical farm house located on the Liberty property.

The public hearing was closed.

Bob Belmore made the motion to table.

Mike Bobinsky seconded.

VOTE U/A

Ron Cole set up a site walk for March 9, 1996 at 9:00 AM.

ITEM # 3: Consideration and acceptance of an application for Conditional Use for Northern Utilities, Inc., Assessor's Map K, Lot 3 and Map H, Lot 2, located on Hawthorne Road and Durham Road (Route 108).

Mike Parsons, stated that they have submitted a State Wetlands Application and they are on their agenda of March 12, 1996. He said they are installing an 8" coated steel pipe from Rte. 108 down to the Madbury town line to serve UNH and Durham and Lee with natural gas services. He said that the pipeline is completely in the public right-of-way and the grades will be returned to what they were prior to the installation. He said they will start by April and finish in August.

Mike Bobinsky made the motion to accept the application.

Otis Perry seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Bob Belmore made the motion to approve with the following conditions:

1. Submit the NH Wetland Board Permit Number to the Planning Department when it is received.
 2. Schedule a pre-construction conference with the City Engineer and Soils Inspector.
- Mike Bobinsky seconded.

VOTE U/A

ITEM #5: Public Hearing on Goals and Objective of the community Development Program. To set priorities of the Community Development Program and to be familiarized with the CD program requirements.

Steve Stancel read the goals and objectives of the CDBG Program and said the public hearing was to accept comments and possible changes.

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

ITEM #6: Public Hearing to identify the impediments to fair housing choices in the City of Dover. Impediments are defined as any actions, omissions, decisions taken because of race, color, religion, sex, disability, familial status or national origin which restrict housing choices or the availability of housing choices.

Steve Stancel said it is required of the Planning office to do an analysis and part of that analysis means holding a public hearing.

Jerry Reese asked if Veterans status needed to be included.

Steve Stancel said he would check into it.

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

ITEM #7: Public hearing and possible vote regarding revisions to the City's Site Review Regulations. The following section of the regulations will be affected: 149-16. Schedule of fees; 149-16C.

The said revisions will charge a rate to \$.15 per sq. ft. of new construction with a maximum of \$10,000; a rate of \$.10 per sq. ft. for additions to existing buildings with a maximum of \$5,000; \$.10 per sq. ft. for change of use with a maximum of \$5,000.

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

Otis Perry made the motion to adopt the revisions.
Brian Preston seconded.
VOTE U/A

ITEM #8: Old Business

There was none.

ITEM #9: New Business

a. Ron Cole chose Dennis Cioti to fill the spot with Reuben Hull on the B-5 rezoning committee and Charles Maglaras as a representative to the Rte. 16 Corridor Commission.

b. Ordinance #02-02/14/96 CHAPTER 170 ZONING

Steve explained what the ordinance would mean. He said that it will mean a City-wide mailing.

Otis Perry asked if we can wave the requirement for the City-wide mailing notice. He said it is estimated to cost between \$2,500 and \$3,000. to send the notice.

Steven said that he spoke with the City Attorney and he said the mailing has to take place before our public hearing.

Mr. Beecher and Ron Cole made a recommendation to send the resolution back to the Council for an extension to the 31 days.

Otis Perry said he will bring it back to the Council.

Ron Cole said this should be scheduled for the second meeting in March.

ITEM #10: Adjournment

Mike Bobinsky made the motion to adjourn.

Dennis Cioti seconded.

VOTE U/A