

**DOVER PLANNING BOARD
MINUTES OF MEETING
MARCH 12, 1996**

MEMBERS PRESENT: Ron Cole, Dennis Cioti, Charles Maglaras, Jerry Reese, Otis Perry,
Lee Martel, Mike Bobinsky, Brian Preston, Bob Belmore came in late.

MEMBERS ABSENT: Martin Smith, Reuben Hull, Paul Beecher

STAFF PRESENT: Steven Stancel, Planning Director, Rick Jones, CD Coordinator, Jacqueline
Freeman, Recording Secretary.

Chairman Cole brought the meeting to order at 7:03 PM.

The Alternates, Cioti, Maglaras and Reese filled the vacant seats on the Board.

ITEM #1: Approval of minutes.

Otis Perry made the motion to approve.

Jerry Reese seconded.

VOTE U/A

Bob Belmore came in at this point and took his seat on the Board.

**ITEM #2: Consideration and acceptance of a minor lot line adjustment of land for Mark
& Candace Vlachos, Rich & Emily Spear and Richard & Susan Johnson,
Assessor's Map 25, Lots 66-2, 66-3, 66-4, zoned R-12, located at Deer Creek
Run, off Cochecho Street.***

Candace and Dennis Vlachos stated that their property across the private road was of no use to
them but would be useful to the abutters, so they are here for a lot line adjustment.

Jerry Reese made the motion to accept the application.

Dennis Cioti 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 with the following conditions:

1. The owner's signatures be added to the plat.
2. The private right-of-way and edge of pavement located on lots 66-4 & 66-5 be added to the
plat.

3. A note be added to the plat stating that all notes and conditions of approval on the previous subdivision plat shall be in force.

Mike Bobinsky seconded.

VOTE U/A

ITEM #3: Consideration and acceptance of a minor subdivision of land for Wayne & Teresa Picard, Assessor's Map A, Lot 19, zoned R-40, located on Varney Road.*

Kevin McEneaney represented the applicants. He said the parcel is 52 acres, located 1/2 mile northerly of Long Hill and Varney Roads. The two 1.1 acre lots will have wells and septic systems. He said that NH WSPCC permits should be coming in the next few days. Kevin said that they reserved an access easement between the lots for future development of an upland piece.

Jerry Reese made the motion to accept the application.

Bob Belmore 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. The owners' signatures be added to the plat.
2. The NH WSPCC approval numbers be added to the plat.
3. A note be added to the plat stating that no driveway construction shall occur in the 15' wide access easement through the wetland areas without first obtaining proper state and City permits.
4. The set back lines for the 50' Conservation District and the 75' very poorly drained soils be added to the plat.

Lee Martel seconded.

VOTE U/A

ITEM #4: Old Business

a. Liberty Mutual site plan.

Jerry Reese made the motion to remove it from the table.

Bob Belmore seconded.

VOTE U/A

Malcolm McNeill said he is the representative for Liberty Mutual on the legal side. He introduced the other representatives that were present. He said that he hoped that the site walk

showed what an asset this project will be for Dover. Malcolm said that a question was raised about hazardous waste at the last meeting. He said that he received a manifest with the list of chemicals that will be used. He said that they use lazer technology and there will be no hazardous chemicals used at the site.

Dave Hoffmiester outlined items of importance that are listed on the memo dated March 8, 1996 from VHB addressing the TRC comments. He added that drainage facilities and a drainage site specific package will be delivered to DES.

Steve Stancel said the TRC and Engineering concerns have been addressed.

Malcolm McNeill went over the conditions of approval and said that they would like to ask for approval tonight subject to the conditions. He said Liberty would like to start the project in April.

Mike Bobinsky said that he is suggesting a standard 12" water line instead of the 10" line. He said the City acknowledges that this is a private line but this is just a suggestion for standardization.

Malcolm stated that Liberty has been adequately notified that they may be problems down the road with the 10' line.

Otis Perry asked where the construction vehicles would be coming from and what the hours of operation would be.

John Dragat said the site work has not yet been bid. He said the typical construction hours are from 7 AM to 3:30 PM.

Malcolm said that Liberty agrees to be reasonably cooperative in regard to the construction traffic. He said they will coordinate with the Planning Director.

Charles Maglaras asked if Liberty will still build if the City does not appropriate money to build the bridge.

Malcolm McNeill said that Liberty will not be able to build without the bridge.

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

1. Prior to the granting of a building permit, an agreement must be executed in a form acceptable to Liberty and the City, to provide funding for off-site infrastructure improvements to (1) the intersection of Sixth Street and the Exit 9 connector; and (2) to the Exit 9 intersection bridge and related ramps, as delineated on plans provided to the Planning Board and approved by the New Hampshire Department of Transportation. Said agreement must be approved by the City Attorney.

2. Liberty agrees to grant the City, without cost, a sewer line easement of usual and customary width to be located at a point commencing at the former railroad sewer line and thereafter proceeding across land of Liberty on the approximate easterly boundary of Liberty's premises to connect in a reasonably direct path to Sixth Street and the area between Map E, Lot 70A (now or formerly of Niles) and the easterly boundary of Liberty and the Spaulding Turnpike. The location may be adjusted by the mutual agreement of the City and Liberty, said agreement not to be unreasonably withheld. The easement shall permit Liberty to construct a roadway over the sewer easement premises.
3. In the event the City makes improvements to the southerly side of Sixth Street from a point easterly of Liberty's site entrance along Sixth Street to Liberty's boundary at the Spaulding Turnpike, Liberty agrees to grant to the City, without cost, land and easements reasonably necessary for said improvements for a width not to exceed 15 feet. Provided, however, that the within grant does not include any of Liberty's premises which are designed to be used for entry to the development site.
4. Liberty agrees to permit pedestrian public access over the existing abandoned railroad right-of-way which crosses Liberty's premises, provided that the City indemnifies and holds Liberty harmless for said public access in a manner which is reasonably acceptable to the City and Liberty.
5. The consolidated site plan shall not be recorded until the existing housing units on the site are no longer occupied for residential purposes.
6. No Certificate of Occupancy will be issued until the existing housing units on the site are no longer occupied for residential purposes.
7. Liberty agrees to donate to the City the existing housing units on the site. The City must identify the housing units which it wishes to remove within forty-five (45) days of the within agreement. Said units must be removed by the City in a timely fashion which facilitates, and does not interfere with, Liberty's orderly development of the site. The City will indemnify and hold Liberty harmless for damages relating to the City's removal and relocation of said buildings. Any residential buildings not identified with forty-five (45) days, or remaining on the site after September 1, 1996, may be disposed of by Liberty in its sole discretion.
8. The Project shall be tied into the City's Geographic Information System Coordinates.
9. The type of proposed drain pipe shall be specific. Areas with less than three feet of cover shall be constructed of RCP materials, other areas may be PVC or RCP.
10. All additional water shut-off shall be required on both domestic services near the buildings.
11. Sheet C-2, Note 21 must clarify that utility services are to be discontinued at the main.
12. The applicant shall obtain an NH WSPCC Site Specific permit prior to construction.

13. Liberty agrees to reasonably cooperate with the City regarding hours of operation of truck traffic and the routes thereof.

Brian Preston seconded.

VOTE U/A

ITEM #5: New Business

a. Public Hearing to hear Community Development Block Grant request from Public Service Agencies.

Ron Cole set a speaking limit of 5 minutes for each agency.

Steve Stancel explained that the City of Dover is designated an Entitlement Community by HUD. This means that each year, the City receives CDBG funds directly from HUD without going through an application process with the State. These funds are specifically designed to benefit very low and low income persons in the City. He said that there will be a workshop next week on the 19th and the vote will be taken at the March 26, 1996 Planning Board Meeting. He said it will then go to the City Council and they will hold a public hearing. Steve said there isn't a budget because of the Federal crisis in Washington, but he was told by HUD to anticipate the same amount as last year.

Chairman Cole opened the public hearing to hear CDBG funds requests from Community Service Agencies.

1. Friendship Express'd

Nancy Craig, Executive Director stated she lives on Piscataqua Road in Dover. She said they are requesting \$5,000. She said it is a big buddy service where they matched "at-risk" youth from Somersworth, Rollinsford and Dover (between the ages of 7 and 15) with caring, consistent adults.

2. Victim's Inc.

Pat Rainboth, Executive Director stated they are asking for \$5,000. She said her agency is a trauma intervention program. She said the organization provides counseling and support to crime and disaster victims.

3. Strafford County Chapter, American Red Cross

Henry Greg, Executive Director, stated they are requesting \$5,000. He said it is the first time they are looking for an entitlement and is hoping it is their last. He said that close to 1/2 of the people they serve are from Dover.

4. Woodman Park Neighborhood Officer Program

Capt. Mitchel of the Dover Police Department stated they are requesting \$15,453.44. He said that they are asking for funding for a community police officer for the Woodman Park area. The officer will teach violence and drug prevention at the school, patrol the area and establish youth programs.

5. A Safe Place

Linda Griebisch, Finance Coordinator, stated they are asking for \$9,000 this year. She said A Safe Place provides emergency shelter and related support services for victims of domestic violence and their children.

6. Ready-to-Learn Task Force

Jean Briggs spoke for Mary James who could not attend. She introduced Murray Ingrahams, who is the Executive Director of the program. Jean Briggs said they are asking for \$8,250. She said the funds are requested to support the continued delivery of parent education and support services, early childhood education programs, and parent/child activity programs at the HUB Family Support Center.

7. Strafford Guidance Center, Inc.

Shelly Proulx, Executive Director, stated they are requesting \$12,500 for their Homeless Rental Assistance & Subsidy Program. She said this provides rental assistance in the form of security deposits, first month's rent and temporary rental subsidies to homeless individuals with mental illness and families who are mentally distressed as a result of their homelessness in the City of Dover.

8. AIDS Response - Seacoast

Marge Libby, Executive Director said they are asking for \$11,621. She said they need to expand client services and case management to Dover residents living with HIV. Kathy Rand, expanded on the type of services they provide.

9. Strafford County Family Violence Council

Christine Tuttle, Executive Director, stated they are asking for \$3,000. She said the funds would be used for a public information campaign, funding treatment programs for indigent batterers, and for victim support services.

10. Seacoast Hospice

Walter Phinney, Executive Director, stated they are requesting \$5,000. He said the funds are requested for BRIDGES - a bereavement support program for children and teens who have experienced the loss of a love one through death.

11. Dover Adult Learning Center

Debby Tasker, Executive Director, stated they are requesting \$8,000. She said the funds are requested for building improvements such as lead paint abatement in the child care area and water seepage solutions for the basement.

12. Dover Day Care Learning Center

Jane Grotta, Executive Director, stated they are asking for \$100,000. She stated that they would like a new building so they can double their client capacity because of the great need for affordable daycare. She said the house they are presently in is theirs but the land is leased. She said there is no way they can expand the current facility.

13. My Friend's Place

Bob O'Connell, Executive Director, said they are requesting \$2,500. for bathroom renovations.

14. Strafford County Community Action Committee, Inc.

Ray McGilvary stated they are looking for \$25,000. and introduced Jim Mathes. Jim spoke on how they improve the living conditions of low income people by providing a weatherization service to 25 eligible low-income Dover households.

15. Amethyst Crossing

Kerry Forbes, a Dover resident, stated that Amethyst Crossing is a self-governing group home for recovering alcoholics and drug addicts. He said they are asking for \$10,000. for repairs needed to the house at 18 Old Rochester Road in Dover.

Tom Moses, who is a resident at the house, elaborated on how the residents live and work together.

ITEM #6: Adjournment

Otis Perry made the motion to adjourn.

Jerry Reese seconded.

VOTE U/A