

**DOVER PLANNING BOARD
MINUTES OF MEETING
MAY 14, 1996**

MEMBERS PRESENT: Charles Maglaras, Dennis Ciotti, Ron Cole, Otis Perry, Mike Bobinsky, Bob Belmore, Reuben Hull

MEMBERS ABSENT: Paul Beecher, Jerry Reese, Martin Smith, Brian Preston, Lionel Martel

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

Chairman Cole brought the meeting to order at 7:02 PM.

ITEM #1: Approval of minutes

Charles Maglaras made the motion to approve the minutes.
Dennis Ciotti seconded.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a minor subdivision of land for Raymond & Norma Curti, Assessor's Map L, Lot 2A, zoned R-20, located on Spur Road & Nute Road.

Ray Curti stated he is dividing his lot into two. He said the lots meet all the regulations.

Mike Bobinsky asked about the memo from Tax Collector Ann Fredette.

Steve Stancel stated that the June 1996 tax bill on the property is still outstanding. He said that after the subdivision, if the taxes are not paid, the new owners are left to pay the taxes.

Mrs. Curti stated that June is not here yet.

Mike Bobinsky 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 the subdivision with the following recommendations:

1. Add the owners' signature to the plat.

2. Indicate by a note on the plat whether the parcels lie in a flood hazard zone or not, whether wetland soils are present, and whether the parcels are in a conservation district.

Mike Bobinsky seconded.

VOTE U/A

ITEM #3: Consideration and acceptance of an application for a site review of land for Realty Acquisitions, Inc. (Rite Aid Pharmacy), (owner, Paul R. McQuade Investments), Assessor's Map 28, Lots 19 & 19B, zoned B-3, located at 701 Central Avenue.

Attorney Malcolm McNeill, represented the applicants. He introduced George Conway from the development firm, Don Rhodes from Norway Plains, who did the traffic investigation and Attorney Doug Gray, who is representing the property owner. Malcolm said it will be an 11,288 sq. ft. pharmacy on the property that the Yield House is presently on. The Yield House will be removed. He said this is a B-3 Zone and this use is in complete compliance with the uses of the zone. He said the lot is 46,000 sq. ft. in size and the minimum lot requirement is 20,000 sq. ft. Atty. McNeill said that an abutters meeting was held on May 2, 1996 to hear the concerns of the abutters. He said the corner of Oak and Central is a busy intersection and that is why they are coming there. Malcolm said they decided that no left hand turn would be permitted coming from the hospital going south but coming from the south a right hand will be permitted into the parking lot. The traffic going south from the hospital will have to go to the light and turn onto Oak Street and go in the Oak Street entrance to the parking lot. He said they are putting a speed bump in the parking lot. He explained the need for a drive up window. He said they are increasing the sidewalk because of concerns about people coming from the bank or the bus stop. He said there will be a 13 ft. retaining wall on the north side with a 4 ft. high chain link fence that will provide security. He said any further landscaping that is requested will be provided. There will be 5 trees added along Oak Street. Atty. McNeill stated they are asking for a waiver for all pavement being 5 ft. back from the side line. Malcolm said the building will be clapboard and have a New England appearance. He said the loading will be done through double doors in the back of the store and the hours of deliveries can be controlled. He said a lighting plan has been provided. Malcolm said the lights will be turned away from the Fournier property and the vegetation provided will benefit the Fournier property. Atty. McNeill said the fence along Central Ave. will be decorative, not chain link.

Don Rhodes stated that the traffic projection is fewer than 20 car per hour coming south. He said they placed the driveway as far from the intersection as it can be. He said the driveway is 6 to 7 car lengths away from Central Avenue.

George Conway said the loading from the semi trucks will be brought in by dolly.

Steve Stancel said the main concern was traffic. He said the Planning staff reviewed the traffic study and with the use of traffic capacity software they are now satisfied. He said the staff feels that the loading issues are not a problem and the building will fit into the area. Steve said if the

Yield House were to leave, another use could go in without coming before this Board. He added that the Planning Department feels quite comfortable with this use.

Otis Perry made the motion to accept the application.

Mike Bobinsky seconded.

VOTE U/A

The public hearing was opened.

Roland Hemon, of Oak Street said he is concerned with the traffic. He stated that he backs into his driveway so he can drive out onto Oak Street. He said the traffic is frequently backed up to his driveway and suggested that Oak Street be made one way. He said that reality is different than computer software. He suggested that the Board members go over and check it out for themselves. He said he feels there is a need for further study.

Dean Fournier, property owner to the north, said he wants to go on record saying it is a good proposal.

The public hearing was closed.

Reuben Hull said he agrees with Mr. Hemon about the traffic. He said this may easily be taken care of with a sign saying "Do Not Block Entrance".

Otis Perry moved to approve the site plan with the staff recommended conditions, adding the **Do Not Block Entrance** sign and granting the waiver for the 5' pavement setback requirement as follows:

1. Add the owner's signature to the site plan.
2. Add the GIS coordinates to two of the property corners on the plan and add a note stating as-builts tied into the City's GIS shall be provided in digital format to the City Engineer.
3. Add the Zoning District boundaries to the site plan.
4. A waiver of the 5 ft. pavement setback requirement is needed because pavement in some areas and trash receptacles are closer than 5 ft. to the property lines.
5. Granite curbing in lieu of the proposed concrete curb needs to be installed at all the street entrance radii.
6. A detail of the retaining wall needs to be added to the site plan.
7. Add adequate screening to the plan adjacent to the residential property (Hemon) on Oak St.

8. Add notes #'s 4, 7, 8, 9, 12, 13, 15, and 19 - 22 from the list of common site plan notes sheet to the site plan.
9. Change the plan to show the edge of pavement for Central Avenue remaining in its existing location.
10. Catch basin #8 needs to be relocated in the street pavement on Oak Street. One more catch basin is required on the easterly side of the Oak Street entrance in the ditch line to the landscaping plan.
11. Add five trees of hardwood variety with a minimum 2 1/2 caliper along the southern property line.
12. Add a 4' vinyl coated chain link fence on the northern and eastern border and 6' high abbreviates on the northern property line instead of the 3 1/2 - 4 ft. high abbreviates.
13. Add a **Do Not Block Entrance** sign at the Oak Street entrance.

Mike Bobinsky seconded.

Otis Perry said that the Police Department and the Council deal with one way streets. He said he doesn't see what this Board can do.

Dennis Ciotti said he lives on Ash Street and is concerned with the traffic on Oak and Central. Dennis asked about a left hand turn lane.

Don Rhodes said that a left turn lane is not warranted. He said if the count was three times 20, then a red flag would go up.

VOTE 5 - 1

Opposed - Dennis Ciotti

ITEM # 4: Old Business

- a. **Steve Stancel said he received several phone calls in favor of rezoning north of the traffic circle.**

Reuben Hull stated he will have something on the rezoning at the next meeting.

- b. **Traffic regarding gravel pit truck traffic from the Chapmans.**

Steve Stancel said there will be a Truck Traffic Committee meeting on the 23rd of May. He said in attendance will be residents and representatives of several communities and the Strafford Regional Planning Commission. Steve said there is a preliminary map showing existing routes and they are going to start to make recommendations. He said that because one road was closed to trucks it is bringing more traffic onto Tolend Road.

Otis Perry said none of the businesses, with the exception of Brock's, are from Dover or are paying taxes in Dover.

Steve Stancel suggested waiting to see what happens with the Truck Traffic Committee.

Otis Perry said that the Police are checking Tolend Road.

ITEM #5:

a. Discussion about deleting the Parking Requirements from the Zoning Ordinance and continuing them in the Subdivision and Site Review Regulations.

Charles Maglaras stated that as a Planning Board we have no authority over parking spaces. He said applicants must go to the Zoning Board to get a Variance if they want any changes. He said he would like to move it from Zoning to Site Review so the Board can have control over the number of parking spaces needed.

Otis Perry said that parking is not a minor issue it is a major issue. He suggested that it be looked at systematically. He asked Steve to lay it all out for the Board and if there are any conflicts they can be changed. He said he feels there are times when parking should be referred to the Zoning Board.

Steve Stancel said there needs to be some flexibility to allow the Planning Board to use some discretion. He said the department can look at it. He said there appears to be a conflict with the multi-family parking.

Ron Cole said he will direct the Planning Department to come up with something in a month from now.

Otis Perry said he feels that the applications for Planning Board should not be accepted without the owners signatures on the plans.

Dana Lynch stated that with the use of computer printouts of mylars, they would have to have the applicants sign 3 or 4 times as the changes were made to the mylar. He said it is simpler to have the applicants sign at the end of the process.

b. Dana Lynch will speak regarding the Riverfront.

Dana Lynch began by explaining the History of the Riverfront development. He explained the Design Charette that was held last July. He said the Riverfront started with 35 acres of City land and it has expanded beyond that to a total study area of 176 acres. He said there are 57 acres that are vacant, 50 acres are underutilized and the remaining acres are residential. He explained how the City has been working on this in bits and pieces over the years. He said the goal is to have the City undertake 21 items that are relatively low cost and would tie into this project. Dana had

presentation boards which showed two different concepts of development for the Riverwalk. He went over the features of each one.

Mike Bobinsky stated that 8 storage tanks have been removed from the Public Works site. He said one tank was leaking and is O.D.D. Fund eligible because all the tanks were removed in compliance with DES regulations. Mike said his staff will initiate night meetings on the proposed public works site.

Bob Belmore said the committee and everyone who is working on the Riverwalk should be commended.

Otis Perry said he would like to see Dana make a recommendation and come to the City Council with a firm recommendation as to which concept he supports.

Reuben Hull said he disagrees with Otis and feels it should be flexible.

Dana Lynch explained that time will tell as to what concept will materialize.

Ron Cole made the motion to recommend to the City Council that they look positively on any future actions that may be taken on the Riverwalk Project.

Charles Maglaras seconded.

VOTE U/A

Otis Perry made the motion to adjourn.

Dennis Ciotti seconded.

VOTE U/A