

**DOVER PLANNING BOARD
MINUTES OF MEETING
JUNE 11, 1996**

MEMBERS PRESENT: Jerry Reese, Martin Smith, Brian Preston, Dennis Ciotti, Lionel Martel, Charles Maglaras, Ron Cole, Reuben Hull, Mike Bobinsky

MEMBERS ABSENT: Paul Beecher, Otis Perry, Bob Belmore

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

Charles Maglaras and Dennis Ciotti took the vacant seats on the Board.

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

ITEM #1: Approval of minutes.

Brian Preston made the motion to approve.
Martin Smith seconded.

Charles Maglaras stated he was absent at the last meeting and it was not noted.

Jerry Reese asked that square feet be deleted from the references to the length of the cul-de-sac under Old Business a., Belanger Drive Subdivision. He also stated that he was appointed to the Economic Section of the Master Plan Review Committee and that should have been noted.

Reuben Hull stated that his name was spelled wrong in two places under Item #5.

VOTE U/A

ITEM #3: Consideration and acceptance of an application for a conditional use permit for Stuart T. & Louise G. Lewis, (Owners, Michael & Cynthia Hart), Assessor's Map L, Lot 111C, zoned R-20, located at 306A Dover Point Road.

Mr. Lewis stated he is asking for permission to construct an addition near an intermittent stream. He said the Conservation Commission gave approval with the condition that a silt fence be installed at the top of the steep slope. Mr. Lewis had pictures of the slope and wetland which he showed to the Board.

Charles Maglaras made the motion to accept.
Dennis Ciotti seconded.

VOTE U/A

The public hearing was opened.
There were no comments.

The public hearing was closed.

Mike Bobinsky made the motion to approve with the condition that temporary erosion control (silt fence) be installed at the top of the steep slope during construction to protect the slope and wetland area from siltation.

Dennis Ciotti seconded.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a minor lot line adjustment and a site plan of land for Addison Place (four building-71 residential units), (owner, Addison Realty LLC, Marc Phillips, member) Assessor's Map E, Lots 65C & 74A, zoned RM-8, located on Whittier Street.

Reuben Hull stepped down.

Jerry Reese sat in his place.

Malcolm McNeill represented Addison Realty LLC. He introduced Mark Phillips and Mr. Cabral. He stated the engineering work was done by Norway Plains of Rochester and introduced the owner Mr. Nickless and engineer Don Rhodes. Atty. McNeill stated that Charles Maglaras and Mr. Nickless were cousins and asked if that was a conflict of interest for Mr. Maglaras.

Charles Maglaras stated that it was not.

Atty. McNeill stated that they are asking for a two-part request. He said the first is a lot line adjustment request and the other a site plan. He said both lots are in the same ownership and after the line is moved both lots will still be in the same ownership. He said they are requesting no waivers or modifications to any requirement. Malcolm said the project has been before the Conservation Commission twice and has received approval. He said they have met with the Board of the Housing Authority to make them aware of the project and to make it known to them the complete compliance of this project. Malcolm showed the Board pictures of the proposed buildings and said they are basically the same as the buildings across from the Rochester Country Club. He said it has been 9 years since there has been any multi-family development in Dover. He said they see a significant demand for the housing.

Attorney McNeill said they met with the TRC twice and have revised the plans. He said they originally had 72 units and there are now 71 units. He pointed out on the plan where the 8' fence would be running the length of the turnpike, stop at the wetlands and then continue. He added that the fence would reduce the noise and provide security. He said the parking spaces exceed recommendations. The recreation portion is not in final form but they will have it in time for the next meeting. Malcolm said the buildings are all sprinklered. He said the development will have underground utilities. He said they are aware of the list of Planning Dept. concerns. He said most of the concerns are mechanical and they have taken care of them. He said a fitness center type of facility will be located in one of the buildings. He said that the buildings will be three stories high.

Malcolm McNeill said when the Board goes on the site walk they will see that there is a natural buffer for anyone who lives in this area.

Don Rhodes explained the drainage and also the traffic counts. He said during peak hours 48 trips would be generated - 28 trips would be into the development and 20 trips out of the development. He said both driveways have a site distance of 400 feet or more in both directions. Don said the detention pond would only be wet during rain storms.

Steve Stancel stated that the Fire Department did not indicate a concern with the project not having pavement on the back side of the development. Steve also said that filters are not needed to catch oil from the parking lot because this project is not in a recharge area.

Steve Stancel discussed the CIP and State plans regarding the sidewalks in the Sixth Street/Whittier Street area. He said they are recommending the developer pay a per unit fee to alleviate the stress on the Whittier and Sixth St. intersection.

Lee Martel asked how the project would be assessed tax wise. He was concerned with the cost of educating the children. He asked if federal funds will be used in some way for this project.

Steve Stancel said the impact of a development like this will generally cost the City money. He said without an impact fee schedule, the City cannot charge per unit. Steve said from a legal standpoint, he does not see how this project can be stopped. He added that in the future maybe impact fees should be looked at.

Malcolm McNeill said no subsidy is being sought for this project. He said projects with the biggest fiscal impact are single family homes. Malcolm said this project will not be done in phases.

Don Rhodes said there is a sidewalk within the project and curbing at the entrance.

Mr. McNeill when asked about the children crossing the street from one project to the other, stated that the recreation is for the occupants of the development.

Ron Cole read a letter received from Jack Buckley with his concerns regarding the pump station's ability to handle this type of demand.

Atty. McNeill stated that the developer will pay for the additional modifications that may be needed. He added that they expect to be a good neighbor to the Housing Authority and they expect to work it out.

Lee Martel said he wanted the building sites to be marked out at the site walk.

Maglaras asked if there could be signs or a blinking light at the proposed crosswalk.

Steve Stancel stated that signage is a good idea.

Jerry made the motion to accept the application.

Mike Bobinsky seconded.

VOTE U/A

The public hearing was opened.

John McCooey, member of the Board of the Dover Housing Authority, stated his concerns with the density of the area. He said they have 184 units across the street. He said there are 600 people living there. He stated they are concerned with their own density and are thinking of taking down some of the buildings. He said they are concerned with the speed of the cars. He said they should limit parking on Whittier Street. He said as a Libertarian, he does not believe in more laws, but feels the City should look at the RM-8 zone in terms of impact. He stated he is opposed to the project because of the density and traffic problems of the area.

The public hearing was closed.

Jerry Reese made the motion to table to a site walk and until the other conditions are met.

Charles Maglaras seconded.

VOTE U/A

Ron Cole set the site walk at 6:00 PM on Tuesday the 18th.

Reuben Hull took his seat.

ITEM #4: Old Business

Ron Cole recommended that the Board take the summer off with regard to the rezoning.

Lee Martel stated he wanted to be removed from the rezoning committee which he was appointed to at a meeting in which he was absent. He said he feels that he cannot help Reuben out because of his feelings on the project.

Dennis Ciotti stated he thought the residents of the area should be notified by letter of the fact finding committee (himself, and Reuben) and speak out by calling or writing. He said he would give his telephone number to call.

Jerry Reese thought it would de-politicise the rezoning project.

Ron Cole stated letters will be sent to property owners in the area.

Ron Cole read a letter he wrote to Dr. Reid. The letter addressed Dr. Reid's concerns regarding the cul-de-sac length of the Belanger subdivision.

Mike Bobinsky spoke on the abatements the DUC gave to the Belanger Drive residents.

Ron Cole asked Mike to relay the Board's thanks to the DUC.

Brian Preston stated that Board should look into impact fees.

Steve Stancel said impact fees would be recommended as they revise the Master Plan.

ITEM #5: New Business

Ron Cole informed the Board that the SRPC Annual Dinner is being held on Thursday, June 27, 1996, at the Nippo Lake Golf Club.

Charles Maglaras said that the Strafford County Commissioners appointed him to the Committee.

ITEM #6: Adjournment

Charles Maglaras made the motion to adjourn.

Martin Smith seconded.

VOTE U/A