

**DOVER PLANNING BOARD
MINUTES OF MEETING
DECEMBER 10, 1996**

MEMBERS PRESENT: Dennis Ciotti, Otis Perry, Martin Smith, Brian Preston, Jerry Reese, Reuben Hull, Ronald Cole, Mike Bobinsky, Charles Maglaras (late)

MEMBERS ABSENT: Paul Beecher

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

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

Chairman Cole asked for a moment of silence in remembrance of Lee Martel.

ITEM #1: Approval of minutes.

Jerry Reese made the motion to approve the minutes of the last meeting.
Otis Perry seconded.

VOTE U/A

ITEM #2: Consideration and acceptance of a minor lot line adjustment for Dennis & Deborah Towle and Douglas & Katherine Deame, Map I, Lots 54B & 54C, zoned RM-12, located on Back River Road.

Dennis Towle stated his application is a lot line adjustment between his land and his sister's. He said this will place the barn on her property.

Jerry Reese made the motion to accept the application.
Dennis Ciotti seconded.

VOTE U/A

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

Steve Stancel stated the Planning staff recommends approval as submitted.

Otis Perry made the motion to approve.
Reuben Hull seconded.

VOTE U/A

ITEM #3: Consideration and acceptance of a site plan of land for Robert E. Sherwood, Assessor's Map H, Lot 32A-1, zoned B-4, located on Rte. 155, Know Marsh Road.

Kevin McEneaney stated that the application is for a 40 X 40 foot building. He said the lot is 6 acres in size and is located in a B-4 zoning district. Kevin said the building will house Mr. Sherwood's central office and a retail sales store associated with his landscaping business. Kevin said there will be very few vehicles in or out. He stated the site is 300' west of the intersection of Rte. 9. Kevin stated that the Conservation Commission gave approval of the 8,000 sq. ft. driveway crossing area in the wetlands. He added that the NH Wetlands Permit is pending approval. Kevin stated the 18 parking spaces provided is enough for employee and retail customer parking. He said there is the lot will have City water and a septic tank. Kevin said they are also asking for a Conditional Use Permit. Kevin stated there will be no fuel storage on site.

Otis Perry made the motion to accept the application.

Jerry Reese seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Reuben Hull asked if the property corners would be tied to the GIS.

Kevin stated they will be.

Jerry Reese made the motion to approve the plan and the conditional use permit with the following conditions:

1. Add the owner's signature to the plan.
2. Obtain and provide the Planning Department with the NH Wetlands permit.

Mike Bobinsky seconded.

VOTE U/A

ITEM # 4: Old Business

Ron Cole stated that he received a number of phone calls recently and most of them were negative. He said the basic tenor of the calls is that the callers do not want their neighborhoods disturbed. He stated that he understands that, but said the function of the Planning Board and local and State government is to look at the overall picture to benefit the community. Ron said that people want to develop and move into this community because "life is good here."

a. Discussion and possible vote on minor subdivision for Nancy Towle, located on Tolend Road.

Jerry Reese made the motion to take this item off the table.
Dennis Ciotti seconded.

VOTE U/A

Bruce Pohopek stated that he has added the GIS coordinates to the plat. He said he met with the Conservation Commission and has received their approval. He said all that remains is the NH Wetlands Board approval.

Steve Stancel stated that the Planning staff recommends approval with the condition that NH Wetlands Board approval is received. He said that the Conservation Commission has reviewed the application and has given approval.

Bruce Pohopek stated that the flood area depicted on the plan is the Bellamy Reservoir and nothing can ever be built in that area.

Jerry Reese made the motion to approve with the condition that they receive NH Wetlands Board approval.

Mike Bobinsky seconded.

VOTE U/A

b. Discussion and possible vote on major subdivision for CJ Court, located on Back River Road.

Jerry Reese made the motion to take this item off the table.
Dennis Ciotti seconded.

VOTE U/A

Steve Stancel stated that City Engineer Paul Vlasich estimated that looping the water main would cost \$9,600. Steve said the Planning Department used a per foot number of \$28.61 per foot as opposed to \$24.00 per foot and the Planning Department's cost was \$14,591, a \$5,000 difference. The cost estimate for the turning lane and through lane is approximately \$17,000 to do the intersection.

Craig Williams stated his estimate for 610 feet of water line is \$18,000. He stated the work, because of the 60' slope, would create a safety and liability issue and the contractor would not be willing to undertake that. He said the City wants the intersection but doesn't have the money. He said his subdivision would create an impact of less than 1%, which is no measurable impact. He stated he offered to pay \$2,000 toward the improvement, and also offered \$5,000 if the sidewalks are waived. He said the City would not plow the sidewalks in the winter anyhow. Mr. Williams stated he will have sidewalks for the first 100 feet for safety. Craig Williams named several subdivisions where the looped water line was waived. A few of them were as follows: Alder Meadow, Rainers Brook, Northam Drive, Glensix.

Charles Maglaras arrived at 7:30 PM

Bob Stowell, Trittech Engineering, stated the road will be widened to 32' feet of pavement and the cul-de-sac would stay as is. He stated the hydrant will be relocated 10 feet.

Steve Stancel stated that a condition #8 could be added to require a sidewalk on Roberta Drive. He added that a sidewalk on the south side of Roberta Dr. would have less impact on the property owners.

Mike Bobinsky stated that the property owners on Roberta Drive would have to be notified because vegetation and trees would have to be disturbed if they wish to have a sidewalk.

Bob Stowell said that the trees in the right-of-way will need to be cut. He said that the trees on the steep slopes will need to be cut to put in the retaining wall. Bob stated that he wanted to set the record straight that it was the Planning Department's preference to add 3 additional lots. He said they are looping the water line. Bob said they don't fall into the Urban Core but felt that they should have a sidewalk.

Jerry Reese stated he must vote against this project. He said he understands the City's interest in having a sidewalk on Roberta Drive, but the resident might not want a sidewalk. He said he will vote against this. He said if a sidewalk is put in as a condition he will amend it to say that the residents of Roberta Drive would have to all want it.

Otis made the motion to approve with the following conditions:

1. Add the owner's signature to the plat.
- ✓ 2. Provide the Planning Department with the NH Dredge and Fill permit when obtained.
3. Provide a plan and detail of the retaining wall and guard rail on the plans.
4. Adequate screening between the existing two houses on Roberta Drive and the proposed Lillian's Lane be established to the satisfaction of the Planning Department.
- ✓ 5. Provide the State of NH access permit to the Planning Department.

Also waivers be approved for the 7% slope of the proposed road for an 8" water line.
Martin Smith seconded.

Brian Preston said he is looking at the safety issue. He said he will amend the motion to add condition #8, to state that should the residents on Roberta Drive want a sidewalk, the developer would be responsible to construct it.

Reuben Hull seconded.

↙ Poll!
Marty Smith asked if a pole would be taken of the Roberta Drive residents to see if they wanted the sidewalk, and would it take a majority vote?

The Board did not come to a conclusion.

Ron Cole asked for a vote on the amendment.

VOTE 1 - 7 Opposed - Ciotti, Perry, Smith, Reese, Hull, Bobinsky, Maglaras

Ron Cole asked for a vote on the original motion.

VOTE 6 - 2 Opposed - Reese, Ciotti

Otis Perry stated that we grant waivers for so many water main sizes that perhaps, we need to change the recommended size of the water mains. He said he would like the Planning staff, Engineering and the Fire Department to look into this matter so the Board won't have to deal with waivers all the time.

ITEM #5: New Business

Chairman Cole asked the Board members to speak into their mikes as a gentleman in the audience said he could not hear a word that was said.

a. Presentation of the City's Capital Improvement Program (CIP).

Mike Joyal, in behalf of the City Manager, went over the CIP. Mike said that in the past, this was a wish list and it now reflects the City's true needs. He stated that this plan gives direction to the staff. Mike went over the document with the Board.

Ron stated the CIP would be discussed under Old Business at the regular Planning Board Meeting of January 14, 1997 if the agenda was not too heavy.

Discussion ensued on the Dover Net project and the joint facility with the State DOT.

Reese made the motion to adjourn.

Charles Maglaras seconded.

VOTE U/A