



**CITY OF DOVER**

## DOVER PLANNING BOARD - MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820  
Meeting Date: Tuesday, February 24, 2009  
Meeting Time: 7:00 pm

**REGULAR MEMBERS PRESENT:** Ron Cole, Frank Torr, Marcia Colbath, Kirt Schuman, Doug Steele, Don Andolina, Dean Trefethen, Perry Plummer

**REGULAR MEMBERS ABSENT:** John Swartzendruber

**ALTERNATE MEMBERS PRESENT:** Linda Merullo

**ALTERNATE MEMBERS ABSENT:** Ron Stock

**STAFF PRESENT:** Christopher Parker, Planning Director and Jennifer Bretz, Planning Secretary

Meeting called to order at 7:02 pm.

Linda Merullo sat in for John Swartzendruber

### 1. CITIZENS' FORUM - NONE

### 2. APPROVAL OF MINUTES OF FEBRUARY 10, 2009

Motion: Torr made the motion to approve the minutes, Schuman seconded. Vote: U/A

### 3. OLD BUSINESS

### 4. CONSENT CALENDAR

Parker stated state RSA allows the Planning Board to not hold a public hearing for Lot Line Adjustments and Conditional Use Permits. The Board will be able to approve both items with one motion. If there is an item a Board member would like to discuss, it can be taken off of the consent calendar. If an abutter would like to speak regarding an item, they would need to speak during Citizens Forum. This will save the applicant and the Board time.

- A. Consideration and acceptance of a Conditional Use Permit for Greg Porciello, Assessor's Map L, Lot 43, zoned R-20, located on 163 Spur Road. \*(P09-04)
- B. Consideration and acceptance of a Conditional Use Permit for Alex Nossiff, Assessor's Map L, Lot 58P, zoned R-20, located on 23 Cote Drive. \*(P09-05)

Sherry Trefrey, NHSC Consultants, represents the applicants for items A and B.

Parker read staff comments for item A:

The Planning Department recommends approval of the Conditional Use Permit with the following conditions:

1. The applicant shall obtain a NH Wetlands Bureau Permit and provide a copy to the Planning Department.
2. The applicant shall follow a sediment erosion and runoff control plan consistent with the requirements of Chapter 170-27 C(2)(a). Said plan shall address proper management of soil excavated during construction of the replacement foundation for the house.
3. The applicant shall complete the landscaping plan that includes the addition of several trees, numerous shrubs, and non-lawn elements.



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4. The applicant shall not change the existing use of the shed over water, that use presently being a storage shed. The applicant shall not store within this shed regulated substances (petroleum, chemicals, paints, solvents, pesticides, etc) that might result in water pollution in the event of a spill.

Motion: Torr made the motion to approve item A with conditions and item B, Andolina seconded. Vote: U/A.

### 5. NEW BUSINESS

- A. Consideration and acceptance of a site review of land for International Car, LTD (owner: Holgate Limited Partnership) Assessor's Map K, Lot 40A, zoned B-3, located on 125 Stark Avenue. \*\* (P09-02)

Cole stepped down as an employee of International Car, LTD.

Bob Stowell, Trittech Engineering, represents the applicant. He stated that the intent is to tear down the existing building to provide additional car display. They have already been before the Technical Review Committee and have changed their plans due to suggestions that were made.

Trefethen asked what the long term plan was for the parcel of property.

Marshall Jespersion, applicant, stated the long term plan is to build a new Honda building but it would not be for a few years.

Schuman had a zoning question regarding the driveway.

Andolina asked when the existing building would be demolished.

Jespersion stated they will be demolishing the building as soon as they close on the property.

Motion: Andolina made the motion to accept the application, Merullo seconded. Vote: U/A

Public Hearing Open – Public Hearing Closed

Parker read staff comments:

The Planning Department recommends approval of the site plan with the following condition:

#### **Conditions to Be Met Prior to Signing of Plans:**

1. Add the owners' signature to the plan.
2. The applicant shall have the Stormwater Management Maintenance and Inspection Plan reviewed by the City's Environmental Project's Manager.
3. Applicant shall add a note to the plan that the landscape area shall not be used for vehicle display.

Motion: Steele made the motion to approve with conditions, Plummer seconded. Vote: U/A.



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Recessed at 7:22 pm, resumed at 7:24 pm.

- B. Consideration and acceptance of a major subdivision of land and conditional use permit for Scott Coughlin, Assessor's Map I, Lots 94C & 127A, zoned R-40, located on Hidden Valley Drive. \*\* (P09-03) (10 lots)

Steele steps down as a direct abutter.

Kevin McEneaney, McEneaney Surveying and Engineering, represents the applicant. It is a 12 lot Open Space Subdivision with a commercial component. They are asking for 3 waivers. 1. Keep the roadway gravel. 2. Asking for an additional 350ft for the cul-de-sac where the ordinance requires 1,000 ft. 3. To make the width of the right of way 40 ft where 50 ft is required. This is to ensure that, in the future, an individual can not request to make the street a City street. The open space and the driveway will be owned by the Homeowner's Association which will be referred to in any deed that is conveyed. The road maintenance plan will be incorporated into the homeowner's documents as well. A drainage study has been submitted to the City Engineer for review.

Trefethen had questions regarding the Yield Plan.

Merullo asked about the drainage and what it would do for construction in regards to the abutters.

McEneaney referred to the plans and stated that the construction would be taking place away from the abutters.

Cole read a letter from an abutter who was concerned that any change to the landscape will hinder that natural flow of water causing more flooding than normal. (In file)

Andolina asked if a running track was going to be on the property.

McEneaney stated that a running track is currently in place but it is going to be removed.

Andolina stated he was asking about the running track because of another development that had had complaints regarding all of the dirt and dust that the track caused.

Colbath asked how many stalls were in the barn.

McEneaney stated that there were 14.

Colbath stated the Board would be approving a use for a business. She doesn't believe that the Board could state someone could run a horse establishment with fourteen stalls on 1.75 acres in the middle of a housing development. In the future, she doesn't want to there to be a situation where a lot doesn't have legal access, to the open space, for the turnout of the horses.

Parker stated this plan is similar to the Paddocks on Gulf Rd. where they created the same kind of development. He stated that he will review that plan to see if there is something that was missed.



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McEaney stated that the intent is to put into the homeowner's documents that the lot that contains the barn will be a part of that association to allow the open space to be used by that lot.

Andolina stated that he wanted there to be a condition that restricted a running track.

Trefethen stated it needs to be clear, in the homeowner's documents, exactly what kind of development that it is.

Plummer stated he is not a fan of private roads. There is always someone who wants to make a private road a public one.

Cole stated he would like to see if there are any other developments, like this one, in the area.

Motion: Merullo made the motion to accept the application, Plummer seconded. Vote: U/A.

Public Hearing Open

Anthea Smith, 62 Drew Road, stated that she is an abutter and is concerned with the wetland area.

Public Hearing Recessed

A site walk was scheduled for Saturday, March 7 at 9:15am.

Motion: Colbath made the motion to table the application, Plummer seconded. Vote: U/A.

- C. Public hearing to hear Community Development Block Grant (CDBG) funding request for fiscal year 2010. All applicants for CDBG funding will be given the opportunity to present their application to the Board.

Parker stated the federal government has not informed the Planning Department what their grant will be. The Planning Department has to apply by May 15 with two public hearings. At this point, we have guesstimated what the grant will be.

The following parties are applying for CDBG funding:

### **Welfare Security Deposits**

Janet Poulin, Director of Human Services for the City of Dover, stated Dover residents can apply for the CDBG Security Deposit Program. Clients are advised that they have to pay a monthly fee which is deposited back into the grant.

### **Community Partners**

Kristin Welch stated they are asking for funding to go towards security deposits and/or first months rent for disabled individuals. The individuals are supported through case management and other resources.

### **My Friend's Place/MFP Transitional Housing/Homeless Center for Strafford County**



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Bob O'Connell, Executive Director of My Friend's Place, stated that they are requesting capitol funding for maintenance on buildings.

### **Cross Roads House**

Chris Sterndale, representing Cross Roads House, stated they are currently in the middle of a \$4 million renovation of the shelter which is located in Portsmouth, NH. They are building a healthier and safer place to stay at. It will be cheaper to operate because it will be more efficient. For 25 years they have serviced Dover residents. This is the only support that they receive from the City of Dover. This will help to come out of building project debt free.

Discussion ensued regarding the renovation project.

### **Seymour Osman Community Center**

Thad Monseger stated they are seeking funding for their Quantum Program which is geared towards teens as well as funding the life skills program. It helps to support students at risk of dropping out of school. This program provides the opportunity to empower teenagers with skills they need as adults.

### **AIDS Response**

Richard Wagner, Executive Director, stated they provide education to their clients to help prevent further infection of HIV. They are the only organization in Strafford County that provides this work. 23% of their clients reside in Dover. 92% of their clients, from Dover, are considered low or very low income.

### **A Safe Place**

Marcy Silvestro, Executive Director, stated A Safe Place is open 7 days a week, 24 hours a day. Their numbers are on the rise due to the economy. They have had to put people in other places due to the lack of shelter. Their numbers and cost is going up. They do not have third party reimbursement.

### **Big Brothers Big Sisters of Greater Seacoast**

Tawny Walling, Executive Director, stated that they provide one on one mentoring with youth. The organization is, primarily, volunteer run. She submitted a testimonial from a teen that was part of their program.

### **Sexual Assault Support Services**

Kathy Beebe, Executive Director, stated in 2008, 2,068 Dover residents received assistance from SASS in their prevention education and client services program. Dover represents 16% of their clients enrolled in their programs.

### **Avis Goodwin Community Health**

Renee Thomas stated they have been in the community for 40 years. They provide integrated quality healthcare to community. The grant would go towards the prenatal program.

### **HUB Family Services**

Greg Birdwood, Executive Director, stated they are requesting funding to serve Dover residents. They are seeing a significant increase in request for services.



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### **Community Action Weatherization**

Charlie Wolfe stated looking for 2 grants. One is to add Air Conditioning to the McConnell Center. The other grant is to seek weatherization services.

### **6. STAFF COMMENTS**

### **7. COMMITTEE REPORTS**

### **8. ADJOURN**

Motion: Colbath made the motion to adjourn at 9:00 pm, Plummer seconded. Vote: U/A.