

**DOVER PLANNING BOARD
MINUTES OF MEETING
DECEMBER 19, 1995**

MEMBERS PRESENT: Martin Smith, Brian Preston, Ron Cole, Scott Rawding, Charlie Reynolds, Lee Martel, Mike Bobinsky, Bob Belmore

MEMBERS ABSENT: Paul Beecher, Reuben Hull

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

ITEM #1: Approval of minutes

Scott Rawding made the motion to approve the minutes.

Brian Preston seconded.

VOTE U/A

ITEM #2: Public Hearing and possible vote regarding revisions to the City's Site Review Regulations. The following section of the regulations will be affected: 149-16, Schedule of fees; 149-16C.

The said revisions will charge a flat rate of \$75.00 per 1,000 sq. ft. of new gross floor area for all nonresidential new construction and additions. A minimum of \$200. per application would be charged. Revisions include charging a fee of \$50.00 per 1,000 sq. ft. for changes of use to existing structures.

Steve Stancel said he had compared Dover to other cities and used Cambridge Tool as a comparison to see what they would have been charged in other cities and Dover's fees were quite high. He said he is proposing that we use the Manchester rate of \$75.00 per 1,000 sq. ft. of new gross floor area, a \$200.00 minimum fee and a maximum fee of \$10,000 maximum fee.

Discussion ensued on the affect this reduction in fees would have on the taxpayer.

Brian Preston made the motion to accept the proposal for a public hearing.

Martin Smith seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Scott Rawding said he was not comfortable. He made the motion to keep the fee structure as it is.
Bob Belmore seconded.

Charlie Reynolds said that in the long run, by reducing the rate, the tax base may be broadened and therefore lowered.

Brian Preston agreed with Charlie but thought a workshop should be held.

Martin Smith felt that high fees may discourage some projects.

Ron Cole asked for a vote on the motion to keep the fees as they are.

VOTE 6-1 Opposed - Rawding

Bob Belmore made the motion to set up a workshop.
Charlie Reynolds seconded.

VOTE 6-1 Opposed - Martel

The workshop was set for the end of the second meeting in January.

**ITEM #3: Consideration and acceptance of an application for a site plan of land for
Dominos Pizza (Owner Stephen D. Gallup), Assessor's Map 9, Lot 104, zoned
B-2, located on Central Avenue and Kirkland St.**

Phil Tambling, of York Architects, represented Steve Gallup. He said his intentions are to build a very small building for the sale and production of pizza. He said the building will be 45 X 30, or 1,340 sq. ft. He said the delivery trucks would be coming down Kirkland St. and back in for the deliveries. He said that the water service comes off Kirkland Street and the building will be heated by gas.

Steve Gallup said he has been in Dover on New York Street and 98% of his business is phoned in. He said people come in to pick up orders or the orders are delivered. He said he gets 3 deliveries of food per week and the truck stops there for 30 to 35 minutes. Mr. Gallup said that Friday nights are the heaviest with 7 or 8 people working inside the building. He said he employs 14 people, 3 are full time and 11 are part time.

Mike Bobinsky asked if deliveries can be made by van instead of an 18 wheeler.

Steve Gallup said that the company has only 1 small truck and they are looking to get rid of it. He said when they come from Connecticut (their central location), there is nothing smaller than an 18 wheeler.

Bob Belmore made the motion to accept the application.
Scott Rawding seconded.

VOTE U/A

Steve Stancel said the lot is small and strangely shaped. He said the concern was the issue of the 18 wheeler. He said there is no way of getting a truck in there without backing in or backing out. He said he did not want to create another potential conflict.

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

Mike Bobinsky made the motion to approve the application with the following conditions:

1. Add the owner's signatures to the plat.
2. Add notes to the plan stating that:
 - a. the parking lot shall be paved with a 1" minimum overlay and shall be striped.
 - b. new curb on Kirkland Street shall be 4"x12" sloped granite curb.
 - c. any other curb installed shall be to City specifications.
3. Add standard details to the plan for City specification asphalt sidewalk and City specification concrete sidewalk.
4. Deliveries via 18 wheeler be restricted to between 7:00 PM and 9:00 PM.

Scott Rawding seconded.

Charlie Reynolds said the Board should not be trying to micro-manage this man's business.

Martin Smith stated that Mr. Gallup is going to develop a site that has been empty for a long time. He said it is a good use for the lot. He said a slight traffic tie up would not be a big issue and felt one more 18 wheeler won't hurt anything.

Mike Bobinsky said his concerns are related to motorists traffic safety issues. He asked if it was possible to have the 18 wheeler park on the street and deliver from there.

Steve Gallup said it was.

Charlie Reynolds said if the truck is parked on the street, why worry about what time of day it is. Charlie made an amendment to the motion to delete any reference to vehicular deliveries from the conditions of approval.

Lee Martel asked how many spaces would be impacted.

Steve Stancel said there are parking spaces in front of the building and on Kirkland Street. He said there are 3 spaces now and that will only leave 1 space.

Ron Cole asked for a vote on the amendment to strike condition 4 from the motion.

VOTE 4 - 3

Opposed - Bobinsky, Belmore, Martel

Ron Cole asked for a vote on the motion.

VOTE 4 -3

Opposed - Bobinsky, Belmore, Martel

ITEM #4: Consideration and acceptance for a minor lot line adjustment of land for Dover North Side Little League and Raymond Bardwell, Assessor's Map 34, Lots 23A & 1, zoned R-12, located off Sixth Street.

Kevin McEneaney explained the application. He said the Little League will be getting parcel A and parcel B and as part of a land swap, Bardwell will get parcel C. He said the Little League will have 6.1 acres and Bardwell 13.9 acres.

Bob Belmore stated that he was informing the Board that his sons belong to Little League.

Kevin McEneaney stated the Tax Office has it as 3 separate parcels. He said Mr. Bardwell has no problem with combining the property. He said the lot with the building would be kept separate.

Mike Bobinsky made the motion to accept the application.
Charlie Reynolds seconded.

VOTE U/A

The public hearing was opened.

Robert Candle, 86 Sixth Street stated the traffic and congestion problem has not be addressed.

The public hearing was closed.

Steve Stancel pointed out that tonight is just the lot line adjustment. He said the Little League will have to come before the Board and address the parking and traffic issue when they come in with a plan.

Brian Preston made the motion to approve with the following conditions:

1. Add all the owners' signatures to the plat.
2. Show property lines on lots 31-103 and delete dotted lines on lot 31-105.
3. Add zoning and boundary information on plan.

Scott Rawding seconded.

VOTE U/A

Abstained - Lee Martel

ITEM #5: Consideration and acceptance of an application for a minor lot line adjustment of land for Philip & Nancy Christie and Raymond & Eileen Bardwell, Assessor's Map 34, Lots 1 & 3, zoned R-12, located on Sixth Street.

Kevin McEneaney stated that the Christies want to buy a piece of land adjacent to their land from the Bardwells. He said they will be adding one acre and reducing Bardwells' to 12.9 acres.

Mike Bobinsky made the motion to accept the application.
Scott Rawding seconding

VOTE U/A

Abstained - Lee Martel

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

Mike Bobinsky made the motion to approve with the following conditions:

1. Add all the owners' signatures to the plat.
2. Show property lines on lot 31-103 and delete dotted lines on lot 31-105.
3. Add zoning and boundary information on plan.

Brian Preston seconded.

VOTE U/A

Abstained - Lee Martel

ITEM #6: Old Business

- a. Extension of approval for a site plan for Donald & Julie Porter, located on Tolend Road.

Kevin McEneaney stated that they were waiting for the State Wetlands Permit and septic approval. He said everything is in.

Bob Belmore made the motion to approve the extension for 5 days.
Charlie Reynolds seconded.

VOTE U/A

- b. Steve read a letter received from Scott Woodman in response to his question on the validity of several subdivision approvals and to the Amendments to Subdivision Regulations of August 11, 1992 that were passed, possibly without a formal public hearing. Scott said that there is an appeals process of 30 days after the subdivisions are approved where someone can appeal the validity of these approvals. Scott Woodman said the 30 day appeals process has passed and all these approvals must be presumed to be valid and final.

ITEM #7: New Business

Ron Cole mentioned that some of the Board members' terms were running out. He said he hoped they would find it convenient to stay on the Board. He said he would be requesting 2 to 4 people be appointed to the Board.

Steve Stancel said he researched the ordinances to see if someone can sit in the Council representative's seat in the event he is absent. Steve said that an alternate has to be another Council member appointed by the Council to sit in that seat.

ITEM #8: Adjournment

Lee Martel made the motion to adjourn.

Bob Belmore seconded.

VOTE U/A