

**DOVER PLANNING BOARD
MINUTES OF MEETING
NOVEMBER 28, 1995**

MEMBERS PRESENT: Brian Preston, Reuben Hull, Scott Rawding, Ron Cole, Lionel Martel,
Mike Bobinsky

MEMBERS ABSENT: Martin Smith, Paul Beecher, Bob Corsetti, Bob Belmore, Charlie
Reynolds

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

Chairman Cole brought the meeting to order at 7:10 PM.

ITEM #1: Approval of minutes.

Scott Rawding made the motion to approve the minutes.

Brian Preston stated that he did not abstain from the vote on the minutes of the last meeting but it should be reflected that he did abstain from voting on the minutes of October 24, 1995. He seconded the motion to approve with the above stated amendments.

VOTE U/A

ITEM #2: Public Hearing and possible vote regarding revisions to the City's Subdivision Regulations. The following sections of the regulations will be affected: 155-33, entitled Street Design; 155-33F, Curve Radii at Street Intersections; 155-46, entitled Sidewalks; 155-47, entitled Curbs; and 155-60, entitled Definitions.

Said Revisions: Decrease the required pavement width of local streets; increase the curve radii; decrease sidewalk requirements to one side of the street; require granite curbing on streets located only in the urban core; and establishes a definition for Urban Core.

Lee Martel stepped down.

Steve Stancel said these revisions were thoroughly discussed at six meetings in 1992, however, there was no public hearing held. He said we are here tonight to go through the changes and possibly vote. He added that the Planning Department has been treating all subdivisions under the new criteria for the past three years.

Mike Bobinsky said one of the consequences of these changes is that they come back to the City in the form of request as CIP items.

The Public Hearing was opened.

There were no comments.
The public hearing was closed.

Scott Rawding made the motion to adopt the revisions.
Mike Bobinsky seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a site review of land for JSN Associates (owner Northeast Realty Trust), Assessor's Map G, Lot 3C, zoned I-1, located in the Southeast Industrial Park (Rte. 155).*

This item was withdrawn.

Lee Martel took his seat on the Board.

ITEM #5: New Business

a. Site Plan Review/Change of Use Fees - Cambridge Tool

Steve Stancel said that the Department has compared Dover's fees to several other cities and found that Dover's fees were higher. He said they used Cambridge Tool as an example and figured the fees they would be charged in 9 other communities. He said the Planning Department recommends changing the fee to a lower amount and treating each application uniformly. He said he recommends the fee structure of Manchester which is \$75.00 per 1,000 sq. ft. of new gross floor area which would total \$5,450. for Cambridge Tool instead of \$10,000.

Mike Bobinsky asked if there would be a fee for off-site improvements.

Steve said yes, they would negotiate that with everyone.

Brian Preston said he agrees there should be a consistent method. He asked Steve if he had figured a dollar amount per hour.

Steven Stancel answered it would be an administrative nightmare to charge per hour. Steve said the site review fees were changed in 1991 from a maximum of \$5,000 to \$10,000.

Ron Cole said after the Business Visitation Program he found that too many communities spend too much time trying to get new businesses into the City and forget about the existing businesses.

Scott Rawding made the motion to go ahead with the new system of charging a flat rate of \$75.00 per 1,000 sq. ft. of new gross floor area..

Reuben Hull seconded.

VOTE U/A

Steve said this fee change must go to a public hearing.

ITEM #4: Old Business

b. Cambridge Tool fee waiver.

Brian Preston made the motion to reduce the fee for Cambridge Tool from \$10,000 to \$5,450. Scott Rawding seconded.

VOTE U/A

c. Dover Bingo extension of approval

Steve Stancel said the Bingo got approval for their expansion on September 12, 1995 with conditions. He said they now need an extension of 60 days.

Atty. Malcolm McNeill, representing the Bingo said this is the first time he has been before the Board for an extension. He said the applicants received a letter stating their conditions of approval, however, the usual request to bring in the mylar and blueprints was omitted. He said they have completed all the requirements and ask the Board to consider a brief extension to December 1, 1995.

Howard Williams asked to speak.

Brian Preston made a motion to open the meeting for public comments. Scott Rawding seconded.

VOTE U/A

Howard Williams asked the Board not to grant the extension. He said the business has a large traffic flow and the queuing is a large problem. He said the marketability of the abutting homes has gone way down. He said he wants to table this request until a traffic study is done.

Malcolm McNeill said this issue was previously discussed with great vigor and it was approved. Mr. McNeill said the developer does not intend to come in late with the traffic report. He said he is not here to renegotiate the approval, he is here to get an extension to the approval.

Howard Williams said he would like this item tabled to December 12, to wait for the traffic impact study.

Lee Martel made the motion to grant the extension to December 1, 1995. Mike Bobinsky seconded.

Scott Rawding stated he is troubled by this development. He said they had a problem getting the work done in the 60 day time frame and doesn't see why they can't wait 14 more days.

Steve Stancel said the Planning staff has already done a study and the traffic analysis that is being done is to create a base line for the future quarterly monitoring of the traffic. He said we would not be gaining anything by waiting for this study.

VOTE 3 - 2

Opposed - Scott Rawding - Reuben Hull

a. Belanger Drive Subdivision - Laurel Ridge

Kevin McEneaney said there have been several changes to the plan. He said all the engineering comments have been addressed. Kevin said that if the waiver for the cul-de-sac is granted, the applicant has agreed to increase the building setbacks on lots 2, 3, 10 & 11 as they abut the properties on Roberta Drive and Pearson Drive to 25' from the required 15'. They will agree to no tree cutting within 15' of those lines except in the areas of easements or rights of way. He said this would further serve to lessen any impact on abutting properties. Kevin read the letter he sent to the Dover Planning Board dated November 27, 1995 requesting the waivers. He added that he has researched the most recent subdivisions that requested waivers of the cul-de-sac and a few of them are as follows:

Quail Run	1989	1,200 ft
Clay Hill	1974	1,300
Venture Dr.		3,300
Reyners Brook	1987	2,500
Marina Landing	1984	1,100
Glen Six	1993	1,100

Kevin said that considerable precedence has been set. He asked Steve Stancel if there ever was a waiver for the cul-de-sac that was denied.

Steve said he couldn't recall any.

Ron Cole asked if the Board wished to grant Atty. Hermans an opportunity to speak as the public hearing was already held.

Brian Preston made the motion to allow Atty. Hermans to speak.
Scott Rawding seconded.

VOTE U/A

Atty. Hermans stated he was representing the Caddles, the Millers and the Reids, abutters on the south side of Roberta Drive. He said that just because other waivers were granted has no bearing on this subdivision, it should stand on its own. He also said he saw no reason why the developer should be allowed to squeeze in a few more lots. He said his clients are concerned about the drainage. He said the more development the more likely the drainage will be increased. He stated he had concerns with emergency vehicles in regard to the cul-de-sac. He said it creates a hazard. He also said that there is no public interest in granting a waiver. He stated his clients already have water in their cellars.

Kevin McEneaney says he takes offense with the term squeezing. He said that the lots are over the 20,000 sq. ft. size required. Kevin said if Atty. Hermans' clients have a problem with drainage on Belanger Drive they will still have a problem if the cul-de sac is 1,000 feet or 1,250 ft. Kevin said this subdivision will have no impact on the existing Belanger Dr. subdivision at all.

Ron Cole stated he would like to write a letter to the DUC and City Council to plead the case of the people on Belanger Drive who have just invested in new septic systems and now may be required to tie into City sewer.

Lee Martel said he agrees with Ron that this is a Catch 22. He said it is an unbending rule that should be addressed. He said that we should not deny approval of the subdivision just because of a rule of the City.

Ron Cole said the Gibsons and the Hansons have 2 1/2 and 4 years old septic systems.

Mike Bobinsky said the City has a Sewer Use Ordinance and DUC rules and regulations. He said in both cases there is specific language as to when people must connect. He added that there is an appeals process.

Reuben Hull said he likes to see cul-de-sacs connected but he sees this is not feasible in this case. He asked if one of the conditions of approval could be that the developer pay the cost of the sewer connections.

Mike Bobinsky said that in his letter to Karen Hansen dated November 16, 1995, he noted that the value of the developer bringing the sewer line to the property line is \$1,000. He added that the estimated cost to the residents would be \$1,600.

Steven Stancel stated the DUC can set up time payments.

Scott Rawding said it is a matter of fairness. He said most people take out loans and that money has to be paid back.

Lee Martel said that the sewer line will save them money when their existing septic systems fail.

Mike Bobinsky said the DUC uses common sense. He said the residents still have the option to go to the City Council.

Brian Preston said he likes the widened setbacks and leaving the trees.

Steven Stancel said this subdivision will not have any detrimental effects on the surrounding properties. He said by not giving the waivers, they will be holding this developer to a higher standard. He added that the Roberta Drive subdivision received five waivers.

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

1. Owner's signatures be added to the plat.
2. Shift the 30 ft. wide utility easement located on lot #3 over so that the utilities will not pass through Map L, Lot 46K, but only through the abutting state property.
3. Planning staff support the granting of three waiver requests for a cul-de-sac length of 1360 ft., for 28 ft. wide pavement width, and for a sidewalk on one side of the street only. Staff is in favor of the waivers because the applicant has increased the rear setback dimension along lots 2, 3, 10, and 11, as well as adding the restriction to the plat that prohibits cutting of trees within 15 ft. of the property lines on those lots.
4. The applicant will install the water line between lots 3 & 4 with the City providing the materials.

Mike Bobinsky seconded.

VOTE 4 - 1

Opposed - Scott Rawding

Scott Rawding asked if he should bring a letter to the Board regarding the Belanger Drive abutters who would be faced with sewer hook up fees or would the Board prefer to draft one right now.

Ron Cole said he would get a letter out stating the Board's concern with the sewer hook up and requesting the DUC look in favor upon a waiver because the sewer hookup would create an unnecessary hardship. He added that the Council may want to review the regulations.

Ron Cole asked if there was a consensus on having just one meeting in December and holding it on the 19th.

The Board agreed to having one December meeting on Tuesday, December 19, 1995.

ITEM #6: Adjournment

Mike Bobinsky made the motion to adjourn.

Brian Preston seconded.

VOTE U/A