

**PLANNING BOARD
MINUTES OF MEETING
SEPTEMBER 26, 1995**

MEMBERS PRESENT: Scott Rawding, Martin Smith, Lionel Martel, Brian Preston, Charlie Reynolds, Ron Cole, Reuben Hull, Bob Corsetti, Bob Belmore

MEMBERS ABSENT: Paul Beecher, Mike Bobinsky

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

Chairman Cole brought the meeting to order at 7:06 PM.

ITEM #1: Approval of minutes.

Brian Preston made the motion to approve.

Bob Corsetti seconded:

Reuben Hull stated that he abstained on the second vote on page #3 and wanted to see the minutes reflect that.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a Conditional Use Permit for William J. Cullen, Assessor's Map 7, Lot 15, zoned R-20, located at 41 Boston Harbor Road.

Steve Stancel stated that Mr. Cullen is making a minor addition and has both NH Wetlands and Dover Conservation Commission approval.

Charlie Reynolds made the motion to accept the application.

Scott Rawding seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Charlie Reynolds made the motion to approve with the following conditions:

1. Owners signatures be added to the plan.
2. Zoning and setback information be added to the plan

Martin Smith seconded.

VOTE U/A

ITEM #3: Consideration and acceptance of an application for a minor lot line adjustment of land for Christine & Mark Morrison and Tracy Adams, Assessor's Map 26, Lots 11 & 12, zoned R-12, located on Northam Drive.*

Christine Morrison stated they are trading 322 sq. ft. foot for foot with Tracy Adams to allow them to put on an addition.

Bob Corsetti made the motion to accept the application.

Reuben Hull seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Charlie Reynolds made the motion to approve with the following conditions:

1. Owners signatures be added to the plan.
2. Zoning and setback information be added to the plan

Scott Rawding seconded.

VOTE U/A

ITEM #4: Consideration and acceptance of an application for a minor lot line adjustment of land for Estate of Gerard Olivier, Ruth Olivier, Assessor's Map A, Lot 8, zoned R-12, located on Old Rochester Road.*

Kevin McEaney stated these lots are split by the town line. He said they are scheduled to go before the Somersworth Planning Board for approval in October. Lot 65/10 is owned by Ruth Olivier and the other lot is owned by the Estate of Gerard Olivier. Kevin said he is looking for conditional approval upon the approval from Somersworth.

Brian Preston made the motion to accept the application.

Bob Corsetti seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Bob Corsetti made the motion to approve with the following conditions:

1. Owners signatures be added to the plan.
2. Zoning and setback information be added to the plan

Charlie Reynolds seconded.

VOTE U/A

ITEM #5: Consideration and acceptance of an application for a minor lot line adjustment of land for Patrice Foster and Robert Foster, Assessor's Map L, Lots 89A & 89B, zoned R-20, located on Dover Point Road.*

Kevin McEneaney explained the lot line adjustment. He said the present house on the lot is coming down and a new one will be put up.

Charlie Reynolds made the motion to accept.
Scott Rawding seconded.

VOTE U/A

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

Charlie Reynolds made the motion to approve with the condition that the owners' signatures be added to the plat.

Scott Rawding seconded.

VOTE U/A

ITEM #6: Public Hearing to rezone an area north of the Weeks Traffic Circle from R-12, Medium-Density to B-5, Rural Commercial/Retail Zone. A full text of the proposed changes is available at the Planning Department for review.*

Chairman Cole gave the ground rules and opened the public hearing.

Mary Lou Staples, 11 Strafford Road, stated she is against the rezoning and feels it is a big mistake.

Steve Stancel explained the changes made after the workshop. He explained the differences between the B-3 zone and the B-5 zone. He said the B-5 zone does not include multifamily, gravel pits and adult entertainment besides adding setback and screening requirements.

Beth Thompson, Economic Development Director stated she is in favor of the rezoning. She spoke of retail leakage, job creation and the increase in tax revenue this would create. She said that Dover does not have enough commercial/retail use. She said this area has the traffic, it's accessible and has visibility.

Eilene Tomczyk, 1 Sherman Street, is against the rezoning. She is worried she will be looking at a McDonalds. She said the rezoning does not concern 100 people, it concerns 1000 people. She said the rezoning should go to south Dover where there will be less impact on people.

Atty. Malcolm McNeill, who has an office at 180 Locust St., stated he is in favor of the rezoning. He said he represents G.J. Foster and Peter Russel, the two largest property owners in the rezoning area. He said that the Fosters have provided for direct access off the improvements to

the intersection, not on New Rochester Rd. He said the traffic has increased to a level that is unreasonable for residential use. He said that the only reason that Dover has not captured the retail/commercial use is that the area is not zoned for it. He said if you rezone it, they will come. He feels the City owes the resident to rezone their area and should link the zones. He said this will keep the value in Dover. Atty. McNeill said he would like the Board to consider increasing the lot coverage to promote large users and be more in tune with the abutting cities. He said that the language as proposed in the ordinance can be compromised. He said he would prefer less open space requirement and go to a larger landscaping requirement.

Barbara McInnis, 48 New Rochester Road, said she is not in favor of the rezoning. She said it is not beneficial for the majority. She added that the traffic is horrendous.

Marty Reardon, 4 Mohawk Drive, said he is for rezoning and wants to extend the rezoning on the east side of New Rochester Road. He said the area is no longer suitable for residential houses. He would like to see a third lane in that area to allow residents to go in and out of their driveways.

Anthony McManus, spoke against. He said a lot of communities have decided to stop that type of development. He said it is aesthetically ugly and he does not feel it is progress. He said he feels the area is inappropriate for commercial development right now. He feels the development should go to Knox Marsh Road.

Robert Hart, 93 Grove Street, said he lived in Dover for 63 years and is very interested in the north end of Dover. He said the Downtown area of Dover is dead and the sooner people of Dover realize it the better. He said money was wasted on 6th St. area. He said the "Industrial Park is a white elephant. He said the north side is being selected because they are common people but he said they are a tough group.

Bob Lewis, 16 Whittier St., wanted to find a place with better economic reality and with more humanity. He asked if there has been an economic study done.

Bill Knowles, 12 Wellington Ave., said he supports Tony McManus. He said the area is filled with people who have lived there a long time. He asked why Dover can't have a mall off Exit 9.

Thomas Burke, who lives in Rochester, said his mother lives at 5 Newton Street. He said there is a cemetery that does not show up on the map. He said it is near the trailer park and should be looked into.

Wendy McManus, 2 Oxbow Lane. She said if this must be done, it should be done all the way. She said it is very easy to look at maps but there is the human element.

Arthur Thibault, 33 New Rochester Rd., asked if the area is zoned business, will their taxes go up.

Ron Cole stated the taxes stay the same as long as you still use the house as a residence.

Jim Robertson, 18 New Rochester Road, is against the rezoning. He said it will have a negative impact. He said he has doubts it would be much of a benefit. He said just a few land owners would benefit. He said he had a restaurant on the Russel property and has since had to relocate his restaurant to downtown. He said the City should be maximizing what it has. He said he lives across from Western Auto and hears motors and intercoms. He said a State person told him they don't care about the human element and the little guy always gets screwed. He asked if the tax bills have gone down from the devaluations.

Chris Jakes, 18 New Rochester Road, lives in the trailer park. He said he is speaking for a few people that live there that are opposed to the rezoning. He said that he did not receive a notice.

Maureen Paro, 34 Old Rochester Road, said she is opposed. She said it is not a direct threat but it will be. She said they restored a 150 year old house. She said she would probably make out pretty well if the area is rezoned but would rather it didn't happen. She said she has found a large amount of apathy. She said people have told her that felt the City doesn't care what they think and will throw them to the wolves.

Dave Tromba, 4 Willard Road, asked if it is possible to form a referendum and have it put to a vote from the citizens. He said if there is going to be a rezoning he wants everything rezoned so he can get out.

Steve Stancel said he just completed a survey and 84% are for increasing commercial development and 78% are for increasing retail.

Kathy St. Armand, 110B Henry Law Ave., member of the Dover Conservation Commission, said she is concerned with the encroachment on Willand Pond. She spoke of the values of the pond.

Jeff Mason, 52 Duns Bridge Lane, stated he is closing on a property at 5 Lakeview Drive and is opposed to the rezoning. He asked if a cost benefit analysis has been done.

Steve Stancel said primarily a residence does not pay for itself when it comes to tax revenue and commercial does pay for itself.

Mary Lou Staples, Strafford Road, said that the average house lots in that area are taxed about \$3,000, she said she doubts if a business takes up 4 lots it will be taxed \$12,000.

James Spillane, 1 Wellington Road, feels Tony McManus laid it out straight. He is opposed. He said there are eye sore areas like 6th Street.

Malcolm McNeill, said there are no concerns that apply to the Foster's piece since it will not access on New Rochester Road.

Dave Tromba asked if a vote will be considered.

Bob Corsetti said he will write to the City Attorney and find out.

Ron Cole said this is not the last public hearing on this. Ron said the public will be apprised step by step.

Steve Stancel said if there is a major change to the plan, they will be notified by mail. If we do less there does not need to be a public hearing, but if we do more we will need another public hearing.

Ron Cole Closed the public hearing on this proposal.

Bob Corsetti said he doesn't feel he want to vote on this plan. He recommends that another workshop be held. He said it is his personal opinion that unless it is a substantial rezoning, he won't support it.

Scott Rawding said we should find out about the cemetery. He asked if any services will be offered to misplaced homeowners.

Martin Smith said if the area is rezoned commercial, it will be worth a lot more. He said no one has to move or sell their property if they don't wish to.

Bob Corsetti said the quality of life question is compensation with dollars, which will replace the quality of life somewhere else. He is concerned how best to protect the residents.

ITEM #7: Old Business

There was no old business.

ITEM #8: New Business

There was no new business.

ITEM #9: Adjournment

Bob Corsetti made the motion to adjourn.

Lee Martel seconded.

VOTE U/A