

**DOVER PLANNING BOARD
MINUTES OF MEETING
JULY 25, 1995**

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

MEMBERS ABSENT: Reuben Hull, Paul Beecher

STAFF PRESENT: Bruce Woodruff, City Planner and Jacqueline Freeman, Recording Secretary

Chairman Cole brought the meeting to order at 7:05 PM.

ITEM #1: Approval of minutes.

Ron Cole asked for a motion to approve the minutes of **June 13 and 23, 1995.**

Bob Corsetti made the motion to approve.

Bob Belmore seconded.

VOTE U/A

Chairman Cole asked for a motion to approve the minutes of **July 11, 1995.**

Mike Bobinsky made the motion to approve.

Bob Belmore seconded.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a conditional use permit for Northern Utilities, Inc. (owners Cochecho Country Club & Rivers Edge Trust) Assessor's Map N, Lots 14-S, 14-J & 15, Map K, Lot 2, zoned RM-12, located on Gulf Road.

Ed Wensis, Engineer for Northern Utilities, stated that the Dover Conservation Commission has given approval, and they are tentatively on the Agenda of August 1 of the NH Wetlands Board and will be hearing from the Army Corps of Engineers after that. He said they have construction easements from the Cochecho Country Club and Mr. Sawtelle who owns land on the south end. He said before any construction begins they will hand remove the vegetation. It will be maintained until after the construction when it will be restored. He said they will use a barge in the channel with excavation equipment on board.

Mr. Wensis said that the 4" line will be abandoned in place. He said the new 12" line will have several feet of river bottom on top of the pipe. At mean low water there will be 14' to the top of the gas line.

A discussion ensued.

Mike Bobinsky made the motion to accept the application.

Lee Martel seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Lee Martel made the motion to approve with the following conditions:

1. Receipt of NH Wetlands Board Permit, Site Specific, and Army Corps of Engineers permit.
2. The general and specific conditions of the NH Wetland Permit , Site Specific Permit, US ACOE permit and the Conservation Commission be adhered to.
3. Schedule a preconstruction conference with the City Soils Inspector and City Engineer prior to construction.

Scott Rawding seconded.

VOTE U/A

ITEM #4: Old Business

a. Dover Bingo site review and conditional use tabled from the meeting of July 11, 1995.

Bob Belmore made the motion to take this item off the table.

Bob Corsetti seconded.

VOTE U/A

Ron Cole read a letter he received from Reuben Hull who stated he was not in favor of the addition and strongly opposed to the matinees.

Ron Cole stated he heard from residents of Rutland Street who were concerned with the increase in traffic and the traffic overall in the area.

Bruce Woodruff stated he and the Building Inspector observed the traffic on a weekday and on a high volume Friday evening. The results were passed out to the Board. The total exit time was 10 minutes on weekday nights and 20 minutes on Friday nights. There was a queue length of 25 cars on the weekday and 32 vehicles on Friday. He emphasized the Level of Service (LOS) is Level C, which is average. He stated he called the Police Department to see if there had been any calls, accidents, etc., and none had been received. He said that prior to the use of Bingo there were trucks, commercial vehicles and customers that came to the site at all hours.

Charlie Reynolds said it is his conclusion that traffic is not the major problem and is probably not creating any hazard.

Lee Martel said he felt people who spoke for the Bingo were legitimate and the money generated comes to the community. He stated that we have a condition in place so if traffic becomes a problem they have to return to the Planning Board. He said he checked the traffic and it has minimal impact.

Scott Rawding observed Monday and Thursday traffic and it is not a problem but is unacceptable from the residents standpoint. He said he thinks the residents deserve a break.

Brian Preston asked if hiring a police officer for 1 hour would be a help.

Bruce Woodruff said the applicants were amenable to a traffic officer on their high traffic night.

Bob Belmore asked if it were possible to have a left hand turn only with an officer. He also wanted to know what the trigger mechanism is to condition #6.

Bruce Woodruff stated that the department looked at lefts only, and it made the intersection level of service fail.

Ron Cole said that calls coming into the Police or Planning Departments would trigger Condition #6. He said their permit could be pulled.

Charlie Reynolds feels the neighborhood has been spot zoned. He said the Planning Board is to preserve the integrity of the neighborhoods and it would be a mistake to approve the matinees.

Bob Corsetti asked if there could be a matinee on Saturday and not on Sunday. He said maybe the neighborhood should be rezoned. He said he sees no safety issue. He said he looks at Saturday as a workday.

Lee Martel asked if in the spirit of compromise the Board could forgo the Sunday matinee.

Charlie Reynolds stated that the neighbors need a break on Sunday, and Saturday is a busy traffic day on City streets.

Mike Bobinsky said we could observe and invite the applicant to come back within a year.

Atty. Taylor agreed to start with the Saturday matinee with the right to come back within a year for the Sunday matinee. Atty. Taylor said if the traffic backed up they will do what they have to do, get an officer, etc. He said there would not be a problem with any other night but Friday.

Bob Corsetti made a motion to approve with matinees allowed on Saturday only.
Lee Martel seconded.

Charlie Reynolds made a motion to amend the motion to approve with the elimination of both matinees.

when the hours shall be from 2:00 PM - 5:00 PM with doors opening two (2) hours prior. Saturday matinees shall be allowed with hours from 2:00 PM - 5:00 PM with doors opening two hours prior. The applicant will come back before the Board in a year to review how the matinees are working out..

6. If the Police or Planning Departments feel that the level of service of the traffic operation is not satisfactory, the developer shall reappear before the Planning Board with a solution to the traffic problem.
7. There shall be no filling or dredging of any wetland area, and no alteration of the natural flow of water on the site.
8. Erosion control measures shall be established along all disturbed areas adjacent to wetlands along the westerly edge of the proposed development. Schedule a preconstruction conference with the City Soils Inspector prior to commencing construction.

VOTE U/A

b. Jackson Investment Trust I, lot line adjustment, tabled from the meeting of July 11, 1995.

Bob Belmore made the motion to take the application off the table.

Mike Bobinsky seconded.

VOTE U/A

Kevin McEneaney represented the application. He said the topo shows the test pits, well locations with radii, and the NH WSPCC Subdivision number. He added that the Dover Conservation Commission has no problem with the plan.

Ron Cole asked Mr. McEneaney if showing the driveway locations was a condition of approval.

Kevin said the reason he did not put them on is that they don't know what type of house will be going in. He said the procedure is to go to Engineering to get the permits. He added there are no shared driveways.

Lee Martel made the motion to approve with the condition that the owner's signature be added to the plat.

Bob Belmore seconded.

VOTE U/A

ITEM #5: New Business

None

ITEM #6: Adjourn

Bob Corsetti made the motion to adjourn.

Martin Smith seconded.

VOTE U/A