

**DOVER PLANNING BOARD  
MINUTES OF MEETING  
JULY 11, 1995**

**MEMBERS PRESENT:** Ron Cole, Martin Smith, Lee Martel, Scott Rawding, Charlie Reynolds, Reuben Hull

**MEMBERS ABSENT:** Paul Beecher, Mike Bobinsky, Brian Preston, Bob Belmore, Bob Corsetti

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

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

**ITEM #1: Approval of minutes.**

The minutes of the May 23, 1995 meeting were approved.

Scott Rawding moved to approve.

Charlie Reynolds seconded.

**VOTE U/A**

The minutes of June 13, and June 23 have yet to be approved because of the lack of a quorum of the members who were present at those meetings.

**ITEM #2: Consideration and acceptance of an application for a site review of land for Forum Development/Dover Bingo (owner Michael Labrie) Assessor's Map 15, Lot 66, zoned I-1, located on Rutland Street.**

Atty. Peter Taylor said that this application was represented by Malcolm McNeill in 1990. He said it is a 650 seat Bingo hall that is open every evening. He added that they are increasing the floor plan to accommodate 150 more people and a non-smoking area. He said they are also increasing the parking to accommodate the 150 seats. They are also making a change in the operation to allow for afternoon matinees on Saturday and Sunday. He stated that people tend to arrive two hours ahead of time but they all leave at the same time. He said there is no problem at all with traffic or law enforcement issues. There is no alcohol served on the premises. He said that 150 people translates to about 72 extra cars, and added the parking lot has never been full. When asked what happens when one group leaves and another one starts, he said that a lot of people will stay for both sessions. He said his statement is based on what he has learned while talking to the people who play Bingo.

Atty. Taylor said that a Conditional Use permit is required because there is no way that they could do anything with the land that would not come within 50' of the wetlands.

Mike Labrie, Manager of the facility, said that on rare occasions he has consented to let someone use the parking lot. He mentioned that the Municipal Snow Plow Seminar was held there. He said that he only consented during off time and once or twice a year. Mike said that the parking lot empties out in 15 minutes. He said by his observance the quirk doesn't last very long. When asked about the snow plowing, Mr. Labrie said that there is ample place on the property to store the snow off the parking area.

Steve Stancel said that the Planning staff recommends approval. He added that the Police and Fire Departments have no problem with the traffic. He said they ran an analysis on the intersections and they are Level C, which is average. Steve said the advantage of the Bingo peak hours is that it is not the same as the City's. He added that the Dover Conservation Commission has reviewed the site and recommends approval with the condition that no filling or dredging of any wetland areas occur and erosion control measures be established along all disturbed areas adjacent to wetlands along the westerly edge of the proposed development.

Steve Stancel asked if they could open the doors on Sunday at 11:00 AM instead of 10:00 AM.

Mike Labrie said it would be difficult to open the doors at 11:00 for Sunday matinees because this is a social experience for the people who come. They arrive early to meet with their friends.

Lee Martel made the motion to accept.

Martin Smith seconded.

**VOTE U/A**

The public hearing was opened.

Roland Belheumeur, 33 Lexington Street, stated that he works at the Bingo every Tuesday night and has watched the operation and has seen no problems. He recommends approval.

Ron Cole stated that Councilor Markey advised him that several residents have concerns with the Bingo expansion.

Herman Gitchner, 7 Cataract Avenue, said he wants this amended to eliminate the matinees. He said that nothing bothers him more than cars every day of the week. He said pollution was seeping into his house from the idling of cars in front of his house for 1/2 hour at a time. He said the Bingo hall has lowered his quality of life and wants to see the matinees eliminated.

Larry Blake, of Dover, is in Rotary and has seen an increase of funds that have been brought back to the community because of the Bingo. He sees no problem with the traffic and is in favor of the expansion.

Mary Willis, 14 Cataract Ave., said that the traffic is a pain. She said she lives in the dead end. She said on a still day you can see the blue smoke from the smokers. She said she is worried about the kids in Rutland Manor. She added that with McIntosh College, it's a zoo. She stated

that the street is bad and the sidewalk is a problem. She said that the property was a wetland where they would skate and now Mr. Austin is filling it up at his end.

Mr. Lenquist, 45 Mast Road Extension, said he hosts the Sunday program and supports the expansion. He said he is also a Rotarian.

Betty Lapointe, 96 Rutland St., agrees with what they are doing but she lives there. She said there are no traffic lights on either end of the street. She said they should have an egress on Locust Street. She wants a provision made to insure that the natural flow of the water will not be altered. She is against the matinees on Saturday and Sunday as they are the only days without traffic.

Mr. Grassi, 91 Rutland St., concerned with people parking in front of his house. He wants protection. He said he was getting fumes into his house.

Ron Cole read him condition #6 which would protect him and reads as follows: 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.

Bob Carlton, Special Needs Camp and Friday night sponsor of Bingo. Told of the limited space to accommodate everyone who would like to attend. He is in favor of the expansion. He stated the bingo hall is clean and efficiently run.

Diane, 19 Brookside Drive, Cochecho Humane Society, she said a lot of the services would discontinue and the towns would have to pay more money if it wasn't for Bingo.

Bob Cronin, 56 Fieldstone Drive, was concerned with traffic counts on that street.

Steve Stancel stated they did a traffic count in the area. He stated that McIntosh College gets out at 10:35 PM.

Mrs. Lapointe asked when the traffic study was done. She said they can't walk across the street on Durham Road. She said there is only one inadequate sidewalk on one side of Rutland St.

Steve Stancel said it was done in 1990 and the added growth was added in. He said after Mrs. Lapointe voiced her concern with the matinees, that if it isn't the case where most people stay for the second session, Forum Development will have to come back before the Planning Board.

Atty. Taylor stated that 70 something cars is not that many cars. If there is an exodus of 350 cars, we will be right back in front of the Planning Board. Her added that most industrial uses are much worse than Bingo.

The public hearing was closed.

Charlie Reynolds said he was surprised that there is not a more recent traffic analysis. He said that without proper information he is not sure it's a good idea.

Steve Stancel stated that another traffic count would take significant staff time. He said at TRC both Police and Fire Departments said they saw no problems and they have reviewed this issue several times.

Ron Cole said at TRC the Building Inspector, himself, the Police and Fire and Engineering departments review the plans and he feel it is a comprehensive process.

Scott Rawding said it is evident there are two sides of a fence, however living standards are in jeopardy. He said he can't vote on the addition. He needs to revisit and look at the traffic flow. He thought a traffic cop may help. He said he wants an updated version of the traffic counts. He asked if traffic can be staggered. He said he can't vote to approve.

Lee Martel said it is not the only street with backed up traffic. He said the Bingo hall is an allowed use. He said we cannot assume there will be 72 more cars because it's something we don't know.

Martin Smith said Lee is 100% right. He said if it was an industrial plant that ran two or three shifts of operation there would be no question of how many cars. He said that the Bingo center is a minimal use, nothing intensive compared to what an industrial use would generate. He said he feels the request is reasonable.

Charlie Reynolds felt that before the Board decides to vote someone should observe what is happening. He said he is not ready to vote tonight without more information.

Reuben Hull agrees with Charlie Reynolds. He said he would like to see it tabled until the next meeting.

Ron Cole said a requirement is that each abutter be notified by certified mail. There are 22 abutters and we have heard three speak against.

Martin Smith said if there is a problem, the remedy is built into the condition of approval. He said he feels we are well protected.

Atty. Taylor assured Mrs. Lapointe that they will not be altering the existing drainage.

Steve Stancel stated that if traffic is an issue and everyone does leave at the same time, it is enough for Planning to say they can't have a matinee until the infrastructure is fixed. Steve said the law has just passed in NH to allow Bingo matinees.

Lee Martel said we may lack the votes for a favorable decision and some of the members are not present. He said he feels it should be tabled.

Reuben Hull feels we should have a site visit and made the motion to table.  
Scott Rawding seconded.

**VOTE 3 - 2      Martin Smith and Lee Martel - Opposed**

**ITEM #3: Consideration and acceptance of an application for a Minor Lot Line  
Adjustment of land for William Wilson III and Barbara Jean Holt, Assessor's  
Map L, Lots 33 & 34, zoned R-20, located on Spur Road.**

Kevin McEneaney represented the applicant. He said it is a simple application.

Charlie Reynolds made the motion to accept.  
Lee Martel 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. Add all the owners' signatures to the plat.
2. Add the zoning note to the plat stating district, minimum lot size, and setback information.

Reuben Hull seconded.

**VOTE U/A**

**ITEM #4: Consideration and acceptance of an application for a Minor Lot Line  
Adjustment of land for Jackson Investment Trust I, Trustee, Ira Rakatansky,  
Assessor's Map A, Lots 22, 23, 35 - 40, zoned R-20, located on Longhill and  
Fieldstone Drive.**

Kevin McEneaney represented the applicants. He said it is a lot line adjustment on Fieldstone Drive. He said 40 lots were approved in 1987. He said that is a reduction in the number of lots. Due to wetlands regulations two of the lots are not buildable as they are. They are taking 8 lots and reducing them to 6, thereby minimizing the impact of wetlands crossings. He said there is impact on lots 35 A and 38A for a total impact of about 2,500 sq. ft. He said there is a site walk scheduled with the Conservation Commission this Thursday.

Lee Martel made the motion to accept.  
Scott Rawding seconded.

**VOTE U/A**

Frances Bower, lot 24 of Fieldstone Drive subdivision checked the plan and was satisfied.

The public hearing was closed.

Charlie Reynolds made the motion to table until the Conservation Commission has had a chance to make a report and the driveways are noted on the plan.

**ITEM #5: Consideration and acceptance of an application for a Minor Lot Line  
Adjustment of land for Brian Stern and Terrie Hale, Assessor's Map 20, Lots  
114-3 & 114-5, zoned R-12, located on Pebble Hill Drive.**

Kevin McEneaney stated that Stern and Hale own the lot in common and are splitting it in the middle with each half going to the lots on either side.

Charlie Reynolds made the motion the 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' signature be added to the plat.  
Martin Smith seconded.  
**VOTE U/A**

**ITEM #6: Old business.**

Steve Stancel stated that the Rinden/Kanost/DIDA land swap plan that was approved on April 11, 1995 is over the 60 day limit because the mylar had to be sent away for the owners to sign and needs an extension of approval.

Charlie Reynolds voted to approve the extension.  
Lee Martel seconded.  
**VOTE U/A**

**ITEM #7: New Business**

There was no new business

**ITEM #8: Adjournment**

Reuben Hull made the motion to adjourn.  
Lee Martel seconded.  
**VOTE U/A**