

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

**MEMBERS PRESENT:** Martin Smith, Bob Corsetti, Lee Martel, Ron Cole, Scott Rawding, Mike Bobinsky, Reuben Hull, Brian Preston, Bob Belmore, Paul Beecher

**MEMBERS ABSENT:** Charlie Reynolds

**STAFF PRESENT:** Steve Stancel, Planning Director, Jacqueline Freeman, Recording Secretary, Bruce Woodruff, City Planner and Rick Jones, CD Coordinator

Meeting brought to order at 7:05 PM.

**ITEM #1 Approval of minutes.**

Reuben Hull made the motion to approve the minutes.

Brian Preston seconded.

**VOTE U/A**

**ITEM #2: Consideration and acceptance of an application for a Conditional Use for Robert & Bonny Pope, Assessor's Map N, Lot 22C-6, zoned RM-12, located on Gerry's Landing.**

Bonny Pope stated she planned the house to fit the existing contours of the land. She said that during the end of the design process she noticed a driveway was approved on the subdivision plat for the left hand side of the house.

Bob Corsetti made the motion to accept the application.

Brian Preston seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Paul Beecher made the motion to approve with the conditions that provisions of the plot plan submitted be adhered to and that required measures be taken to minimize the movement of the soil.

Bob Belmore seconded.

**VOTE U/A**

**ITEM #3: Consideration and acceptance of an application for a minor subdivision of land for Theresa Gagne, Assessor's Map H, Lot 42, zoned R-20, located on Bellamy Road.**

Kevin McEneaney represented Mrs. Gagne. He stated that the lot is on municipal water and sewer and is slightly over 8 acres. He added that parcel 2 will be sold to her nephew for a single family house. He said that a section of wetlands has been delineated on the plan by Mike Cuomo.

Bob Belmore made the motion to accept the application.

Lee Martel seconded.

**VOTE U/A**

The public hearing was opened.

Cliff Blake, said that as an abutter, he is concerned about drainage. He said that the drains are not shown on the plan. He said there are drains between the Farino and Blake properties that extend into lot #2.

Ron Weeden, Bellamy Road, said he has no problem with the subdivision but that he also was concerned with the drainage.

Kevin McEneaney said that the drainage is area-wide not just this particular lot. He added that placing a house on lot 2 will not have any affect on the drainage.

Mike Bobinsky said that at the time of the building permit, drainage may be addressed by the driveway permit.

Cliff Blake said that there is a natural spring behind the Farino property that ends up in the swampy area of lot 2.

Ron Weeden, stated that it is a spring fed area. He said that the City put in French drains because they were losing asphalt in that area.

Steve Stancel asked Kevin to show all the natural features on the plan.

Kevin McEneaney stated that there is a note on the plan that relates to the spring.

The public hearing was closed.

Paul Beecher made the motion to approve with the following conditions:

1. That the building setback lines be added to the plat.
2. A note on the plat stating who delineated the wetlands.
3. All the natural features be added to the plat.

Lee Martel seconded.

**VOTE U/A**

**ITEM #4: Consideration and acceptance of an application for a minor lot line adjustment of land for Linda Lyon & William Ollar and Ian & Linda Watters, Assessor's Map M, Lots 90D-1 & 90D, zoned R-40, located on Issac Lucas Circle.**

Kevin McEneaney represented the applicant. He stated that there are two slight encroachments on the driveway and they want to clear this up for title purposes.

Paul Beecher made the motion to accept the application.

Mike Bobinsky seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Bob Belmore made the motion to approve with the condition that all owners' signatures be added to the plat.

Bob Corsetti seconded.

**VOTE U/A**

**ITEM #5: Consideration and acceptance of an application for a major subdivision of land for William Gilmer, Assessor's Map A, Lot 26, zoned R-40, located on Blackwater Road. (5 lots)**

Bruce Pohopek represented the application. He stated this land is gently sloping land located on the southerly side of Blackwater Rd. He said the soil has been tested. He stated that the property goes over into Rochester. He said he has a meeting scheduled with the Rochester Planning Board on April 4th. Bruce said that the development portion of this lot is in Dover and Rochester only wants to adjust their tax maps. He said there was a cut ditch line but it was above the water table.

Bob Belmore made the motion to accept.

Martin Smith seconded.

**VOTE U/A**

The public hearing was opened.

Moe Derosier, who lives across the street, said he has nothing against the development but has a problem with 5 driveways in about 3/10 of a mile. He said it is a small sized road that is highly traveled and has many accidents. He added that pole #7036 has been replaced three times this winter. He was concerned with the safety of school buses and of having five more septic systems near the Cotton Well.

Marden Frazer said that she supports what Mr. Derosiers said and feels that 5 driveways will result in accidents.

The public hearing was closed.

Steve Stancel stated that the issue of the driveways came up at TRC and they wanted common drives for lots 1 and 2 and lots 3 and 4. He said there are 3 driveways. He added that the Fire Department recommends sprinklers. Steve said that there will be roadside trimming of the bushes which will be supervised by the City Engineer.

Mike Bobinsky wanted to be sure there were property easements so there would be shared responsibility for maintenance of the driveways and the documents would be recorded.

Bob Belmore made the motion to approved with the following conditions:

1. The owner's signature be added to the plat.
2. Subject to Planning Board approval of the City of Rochester.

Mike Bobinsky seconded.

**VOTE U/A**

The sprinklers were not required.

**ITEM #6: Application for a minor lot line adjustment of land for Harvey & Carol Noel, Assessor's Map A, Lot 18, zoned R-40, located on Long Hill Road.**

Bob Stowell represented the applicant. He said the land is a 5 acre piece. Lot 1 is 1.2 acres and Lot 2 is 3.9 acres.

Bob Belmore made the motion to accept.

Bob Corsetti seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

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

1. Add the owners' signature to the plat.
2. Change note 7 from "industrial" to residential on the plat.
3. Change the building setback lines to reflect the wetland boundaries, and add the proposed well with 75' protective radius and septic reserve area to the plat.

Mike Bobinsky seconded.

**VOTE U/A**

**ITEM #7: Old Business**

**a. Fiscal Year 1995 Community Development Block Grant expenditure vote.**

Bob Corsetti said that he would like to make a couple of changes. He said he would like to take \$16,542 for the Police Dept. and \$4,500 for Dover Adult Learning Center and give it to the Housing Partnership.

Steve Stancel said there are two issues: 1) \$51,634 for the Dover Day Care, the issue is whether Heidleberg Harris will allow Dover Day Care to stay. 2) \$150,000 to Washington St. for the steam heating plant. The Board members wanted the parking spaces to remain for the public use during the term of the loan.

Jane Grota of Dover Day Care introduced Mr. Galen Hoffman, Director of Human Services for Heidleberg Harris.

Galen Hoffman said he is a Dover resident and said he was contacted by Jane Grota and Rick Jones, CD Coordinator. He stated that Harris agrees to a lease agreement for as long as the building is occupied by Dover Day Care. He wanted a definition of long-term.

The Board agreed on 10 years as a definition of long-term.

Martin Smith stated he has a problem with \$150,000 for a private developer when the money is to be used for indigents. He said that parking has always been a problem and 70 spaces is not going to solve the problem. He said he did not feel that it is an appropriate use of funds. He said he would prefer the money be devoted to the Housing Partnership.

Reuben Hull said that he can't see \$150,000 going for parking. He said he does not like to see it going to a developer and felt that the money should go to The Housing Partnership or a lead abatement program.

Steve Stancel stated that the money is not going for parking. It will be going for elimination of slums and, primarily, it is for the creation of jobs in the Clarostat Building. He said that more than 200 jobs have been created for low and moderate income people and all without parking. He said that human services agencies have placed a high priority on parking and job creation.

Lee Martel asked why the Housing Partnership is not a loan.

Steve Stancel said the Housing Partnership wants a grant. He added that the parking is a loan.

Lee said he liked the idea of a loan because the money comes back and can be used again.

Bob Corsetti said that he went through the mill and the developer took a huge building and has done a good job in developing it. It is economic relief for the whole City.

Belmore asked Ann Rugg of the Housing Authority if \$20,00 would help. Ann Rugg said it would hard to raise \$80,000 from businesses.

Ron Cole asked where the \$150,000 figure for the parking came from.

Steve Stancel said it comes from price quotes.

Rick Jones stated they will have to pay government wages after receiving the grant which will add to the cost of the project.

Steve Stancel said the parking item does fit the criteria. The Dover Economic Loan Program does not allow for developers. Steve said there is a very high mortgage with the Clarostat Building so they cannot get conventional financing.

Paul Beecher said he empathized with Marty and Reuben but that there is a lot of duplication. He said there are places that can be cut if they want to see \$50,000 for the Housing Partnership.

Bob Corsetti agreed with the manager.

Ron Cole suspended the rules and let Ann Rugg from the Housing Partnership speak. Ann Rugg said she would take whatever, but needs \$100,000.

It was decided to vote on the first six items and return to the \$150,000 for the Housing Partnership for last.

|   |                       |
|---|-----------------------|
| <b>Housing Program Income to loan fund</b>          | <b>26,349</b>         |
| <b>Housing Rehabilitation Loan Pool</b>             | <b>30,000</b>         |
| <b>Housing Administration</b>                       | <b>13,526</b>         |
| <b>Economic Program Income to loan fund</b>         | <b>77,474</b>         |
| <b><u>Special Economic Development Activity</u></b> | <b><u>150,000</u></b> |
| <b>Economic Loan Program Admin.</b>                 | <b>12,126</b>         |

Paul Beecher made the motion to accept the top six items on the list minus the \$150,000  
Bob Belmore seconded.

**VOTE 6 - 2            Opposed - Hull, Smith**

**Amount Funded**

**Victims Inc.- \$5,000**

Paul Beecher made the motion to eliminate it.  
Bob Corsetti seconded.

**VOTE 6 - 2**

**0**

**Amount Funded**

**AIDS Response of the Seacoast - \$10,000**

Paul Beecher made the motion to cut in half to \$5,000.

Martin Smith seconded.

**VOTE U/A**

**\$5,000**

**A Safe Place - \$9,000**

Bob Corsetti made the motion to give \$5,000.

Beecher seconded.

**VOTE U/A**

**\$5,000**

**Dover Police Department - \$16,540**

Bob Corsetti made the motion to eliminate it.

Martin Smith seconded.

**VOTE 5 - 4    Opposed Hull, Beecher, Belmore**

**0**

**Ready to Learn Task Force - \$7,500**

Brian Preston - Abstained

Paul Beecher made the motion to leave it in.

Bob Corsetti seconded.

**VOTE 4-3        Opposed - Belmore, Smith, Martel**

**\$7,500**

**Strafford Guidance Center - \$10,000**

Lee Martel made the motion to leave it in.

Paul Beecher seconded.

**VOTE U/A**

**\$10,000**

**Dover Welfare Department - \$5,000**

Security Deposit Assistance

Bob Corsetti made the motion to leave it in.

Paul Beecher seconded.

**VOTE U/A**

**\$5,000**

**Strafford County Family Violence Council - \$2,000**

Bob Corsetti made the motion to cut.

Paul Beecher seconded.

**VOTE U/A**

**0**

**Friendship Express - \$5,000**

**Big Brother Program**

Bob Belmore made the motion to eliminate it.

Bob Corsetti seconded.

**VOTE U/A**

**0**

**Amount Funded**

**Dover Adult Learning Center - \$4,500**

Electrical improvements

Bob Corsetti made the motion to leave it in.

Michael Bobinsky seconded.

**VOTE U/A**

**\$4,500**

**Strafford County CAP - \$15,000**

**Supplement to Weatherization Program**

Bob Corsetti made the motion to cut to \$7,500

Mike Bobinsky seconded.

**VOTE 6 - 1 Paul Beecher - Opposed**

**\$7,500**

**Removal of Architectural Barriers - \$40,000**

**Woodman Park School lift**

Bob Corsetti made the motion to leave it in.

Paul Beecher seconded.

**VOTE U/A**

**\$40,000**

**Dover Day Care - \$51,634**

**Lead paint abatement**

Mike Bobinsky made the motion to leave it in.

Bob Belmore seconded.

**VOTE U/A**

**\$51,634**

**My Friend's Place - \$2,500**

Bob Corsetti made the motion to leave it in.

Bob Belmore seconded.

**VOTE U/A**

**\$2,500**

**C.D. Program Administration - \$98,520**

Bob Corsetti made the motion to leave it in.

Lee Martel seconded.

**VOTE U/A**

**\$98,520**

**Planning - \$19,900**

**Master Plan update**

Mike Bobinsky made the motion to leave it in.

Bob Corsetti seconded.

**VOTE U/A**

**\$19,900**

Paul Beecher made the motion to leave what was left (\$45,042) to The Housing Partnership.

Bob Belmore seconded.

**VOTE 5- 2**

**b. Extension of approval for Karen Sue Childs, Assessor's Map A, Lot 53 G, located on Long Hill Road. (P94-40)**

Kevin McEaney requested an extension for the Karen Sue Childs subdivision. He said he has met all the conditions and has the easement. He just has to bring in the plans. Kevin said the Conservation Commission did not act until the end of January and he has Wetlands and State subdivision approval and will bring in the plans.

Bob Belmore made the motion to approve.

Lee Martel seconded.

**VOTE U/A**

**c. Extension of approval the lot line adjustment for the Heirs of Robert Drew, located on Tolend Road. Planning Board approval was received on December 27, 1994. P94-50**

Kevin McEaney requested an extension of approval for the Drew subdivision on Tolend Road. He said it is an estate situation and the administrator of the estate has just signed the plans. He asked for a reaffirmation of approval

Bob Belmore made the motion to approve.

Mike Bobinsky seconded.

**VOTE U/A**

**ITEM #8: New Business**

**a. Discussion regarding the City's Transportation Improvements Program.**

Bruce Woodruff made a presentation on the importance of the TIP. Bruce stated that the project applications must in to the MPO by April 7, 1995.

Discussion ensued.

Mike Bobinsky suggested they apply to the State for projects 1 through 12.

Paul Beecher made the motion to approve Sheet one (Items 1 through 12).

Bob Corsetti seconded.

**VOTE U/A**

Brian Preston, in regard to the CDBG Funds, made the suggestion that the Board ought to abide by the deadlines.

**ITEM #9: Adjournment**

Lionel Martel made the motion to adjourn.

Bob Corsetti seconded.

**VOTE U/A**