

**DOVER PLANNING BOARD  
MINUTES OF MEETING  
MARCH 14, 1995**

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

**MEMBERS ABSENT:** Martin Smith, Bob Belmore, Charlie Reynolds

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

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

Scott Rawding sat on the Board.  
Lee Martel did not take his seat on the Board at this time.

**ITEM #1: Approval of minutes**

Bob Corsetti made a motion to approve.  
Brian Preston seconded.

**VOTE U/A**

Ron Cole said he was making a change on the agenda and moved Item #4 up.

**ITEM #4: One year extension of a major subdivision for Glensix Partners, located on Glenwood Avenue.**

Dana Lynch said he is asking for a one year extension. He said no changes have taken place. He said the State approvals are all in place.

Brian Preston made the motion to approve.  
Reuben Hull seconded.

**VOTE U/A**

**ITEM #2: Public hearing on the following extraction pit renewals:**

- a. Public hearing and consideration of a request for an extraction permit by Dowaliby Trucking, Assessor's Map H, Lot 56, located on Mast Road and Cold Springs Road.**

George Dowaliby said that no changes have been made and everything is basically the same as last year.

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. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
2. Minimum setbacks from property lines be flagged in the field to facilitate inspections. The pit owner shall contact the Planning Department when flagging is completed for inspection.
3. The applicant obtain the annual license renewal from the Dover City Council for permission to cross City property to access this pit.
4. The provisions contained in the letter to the Planning Board be considered as part of this application and serve as requirements thereof.

Mike Bobinsky seconded.

**VOTE U/A**

**b. Public hearing and consideration of a request for an extraction permit by Brox Paving Materials, Inc., Assessor's Map C, Lots 12A, 13 and 14-2, located on Glen Hill Road.**

David Cluff, Manager, said that nothing has changed since last year.

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

Reuben Hull made the motion to approve with the following conditions:

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
2. Minimum setbacks from property lines be flagged in the field to facilitate inspections. The pit owner shall contact the Planning Department when flagging is completed for inspection.

Scott Rawding seconded.

**VOTE U/A**

**c. Public hearing and consideration of a request for an extraction permit by Grifco, Assessor's Map H, Lots 60 & 62, located on Mast Road.**

Paul Griffin said he was here for a renewal permit and nothing has changed.

Steve Stancel stated that setback waivers between lots 60 and 62 are no longer required, as both pits are now operated by Grifco, Inc., and gave the staff recommendations.

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. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
2. Minimum setbacks from property lines and the Conservation Zone adjacent to the Bellamy River be flagged in the field to facilitate inspections. The pit owner shall contact the Planning Department when flagging is completed for inspection.
3. Ensure that the stored loam and other off-site materials be clean and free from contaminants and hazardous materials.

Mike Bobinsky seconded.

**VOTE U/A**

**d. Request for an extraction permit by Mast Road Sand and Gravel, Inc., Assessor's Map H, Lot 53 & 54, located off Mast Road.**

Paul Martel stated he is part owner of two pits and everything is the same as it was last year.

Steve said that the Planning Department heard from John & Robert Torr and they are disapproving abutters.

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. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
2. Minimum setbacks from property lines be flagged in the field to facilitate inspections. The pit owner shall contact the Planning Department when flagging is completed for inspection.

3. The reclamation plan and operational plan submitted with last year's application be considered as part of the permit, and their provisions become requirements of the permit.
4. Limit the excavation at the property lines of disapproving abutters to no closer than 50 ft.
5. The pit owner shall provide notice to the Planning Department should the continuous \$10,000 surety bond for reclamation lapse.

Brian Preston seconded.

**VOTE U/A**

**e. Request for an extraction permit by Mast Road Sand and Gravel, Inc., Assessor's Map I, Lot 47, located off Back River Road and Mast Road.**

Ron Cole read a letter received from Kevin McEneaney. It explained that the "McKenna Lot" is a grandfathered gravel pit and was taken over by Mast Road Sand & Gravel in 1992. It went on to say that the abutting "Mathes Lot" was under a decree to have the material removed by December 1994, which resulted in the increased activity. The owners would be willing to pursue directing some of the traffic to and from the site on Back River Road during the Saturday hours of operation and any truck destinations northeast of the site.

The hearing was opened.

Dennis Gagnon, 14 Partridge Lane, said he personally did not have a problem with this but doesn't want them to dig on his side.

Paul Martel said there is material still be dug and he will keep the 50 ft. setbacks.

Jay Stephens, 33 Spruce Lane, was in opposition. He stated that the location is not zoned for gravel pits. He said that there was a mandate to close the pit. He has problems with the hours of operation and the traffic.

Gigi Sherman, 6 Partridge Lane, was concerned that the trees were cut. She said the truck traffic is very annoying and is taking a toll. She said she would like to see Spruce Lane closed to truck traffic. She said she would like a fence or a line of trees. She said she would like the pit to be closed on Saturdays.

The public hearing was closed.

Steve Stancel said that the McKenna lot is grandfathered since 1979 and the pit was never inactive, they have come in every year for renewal of their permit.

Paul Beecher asked Paul Martel if he had a problem with not working on Saturdays.

Paul Martel stated that they do business on Saturdays. He said if there is work to be done he wants the option to open. Mr. Martel said that he can keep it to a minimum. He added that he tries to understand the neighbors feelings but it is his livelihood. He said he would like use Back River Road on Saturdays and will do what he can to minimize Saturday traffic.

Captain Dana Mitchell, Dover Police Department, said that there is a City Ordinance stopping truck traffic on Back River Road.

Bob Corsetti stated that he can't see restricting the Martel's business on Saturdays.

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

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
2. Minimum setbacks from property lines be flagged in the field to facilitate inspections. The pit owner shall contact the Planning Department when flagging is completed for inspection.
3. The reclamation plan and operational plan submitted with last year's application be considered as part of the permit, and their provisions become requirements of the permit.
4. Limit the excavation at the property lines of disapproving abutters to no closer than 50 feet.
5. Hours of operation restricted to 7 to 5 weekdays and 8 to 1 on Saturday.
6. Paved entrance road be cleaned and maintained to not allow dust and dirt on the surface.
7. The ingress and egress be restricted to Back River Road on Saturdays between 8:00 AM and 1:00 PM.

Mike Bobinsky seconded.

**VOTE U/A**

Ron Cole called a 5 minute recess

Lee Martel took his place on the Board.

Ron Cole brought the meeting to order.

**ITEM #3: Public hearing to hear requests from individuals or organizations for expenditure of Fiscal Year 1995 Community Development block Grant Fund.**

Chairman Cole asked everyone to take approximately 5 minutes. He asked them to state if they received money from CDBG last year and how much.

Steve Stancel explained that Dover is an entitlement community and said that this year the CDBG Entitlement Grant is \$467,000. and the total amount of available funds is \$611,611.

CDBG Entitlement Grant	\$467,000.
Estimated Income (School Street parking)	\$ 11,000.
Parking income from FY93	\$ 4,016.
Miscellaneous income FY94	\$ 120.
Estimated Income (DELP)	\$ 89,600.
Estimated Income (HRL)	\$ 39,875.
<b>TOTAL</b>	<b>\$611,611.</b>

Ron Cole opened the public hearing.

### **Victims Inc.**

Pat Rainboth, Executive Director, stated they were asking for 5,000.00. They didn't receive money from the general fund last year. She gave a brief overview of the types of people they help. She stated that they have volunteers on call 24 hours a day and arrive where needed within 20 minutes of a call. Their volunteers undergo over 60 hours of training. She said they served 872 New Hampshire victims last year, of which 15% were from Dover. Seventy-six percent were from low income families, with thirty percent of that number coming from very low income families.

### **AIDS Response of the Seacoast**

Mark Miller, stated they have 17 residents and are asking for \$14,000. He said they are seeing more women and children. He said they have applied for \$18,000 from Portsmouth. He said one person on the Board of Directors lives in Dover.

Brian Preston asked Mark to send letters to the schools regarding their education services.

Mark Miller stated that they provide services which include case management; client advocacy, health promotion and disease prevention; multiple health referrals, assistance in accessing social services; housing and entitlement programs; support groups; mental health referrals; the Buddy Program; Practical Support Volunteers; transportation assistance; referrals to our Speaker's Bureau and need-based financial assistance when possible.

### **A Safe Place**

Linda Griebisch, Director, said they are requesting \$9,000. She said they have 2 Board members from Dover. Linda described the type of services they provide.

### **Dover Police Department - Woodman Neighborhood Officer Program**

Captain Dana C. Mitchell, said they are requesting \$16,000 for a "Neighborhood Officer." The Woodman neighborhood was chosen because it is a neighborhood that could use the most attention. It also contains the Jr. High. This program adds a new officer who would work mainly in that neighborhood.

### **Dover Day Care Learning Center**

Jane Grotta, Executive Director, stated they are asking for \$3,300 for the removal of three 275 vertical oil tanks and the installation of a new 330 gallon vertical oil tank.

### **Strafford Hospice Care**

Anthony McManus, stated they are requesting \$5,000. He said that Strafford Hospice Care provides support services, hospice services for terminally ill indigent or uninsured people and grief and bereavement services. Mr. McManus said that two-thirds of the people served are Dover residents.

### **Ready to Learn Task Force**

Murray Ingraham, stated he is requesting \$9,301 for HUB Family Support Center. He said they provide preventative parent support services to families with young children in order to improve outcomes in school readiness, parenting skills, and healthy development of young children.

Mary James, Director of HUB, spoke on the services provided and the need to expand the hours.

### **Strafford Guidance Center**

Shelly Proulx, Manager of Housing Services, stated they are requesting \$14,600. She stated they are a non-profit community mental health center and spoke on the different services they provide.

### **Strafford County Family Violence Council**

They are requesting \$3,000 to fund a public information campaign, treatment programs for indigent batterers and for victim support services. No one represented the application.

### **Friendship Express'd**

Linda McGivern, Director, stated they are requesting \$5,000. She said Friendship Express'd program matches "at-risk" youth with caring adult volunteers. She said they're wishing to expand their program.

### **Dover Adult learning Center**

Debbie Tasker, Director, said they are requesting \$4,500 for electrical upgrading which will allow for safe use of additional computers by Adult Basic Education and G.E.D. preparation students.

### **Strafford County Community Action Committee, Inc.**

Ray McGilveray stated that Richard Hayes, Executive Director, was unable to come. Mr. McGilbert said they are requesting \$15,000. He said the funds are requested to improve the living conditions of 15 Dover families by increasing home energy efficiency and by removing or correcting health or safety hazards.

### **My Friend's Place**

Phil Bruni stated they are requesting \$2,000 for a 8x8 food storage addition to the existing building.

### **ITEM #5: Old Business**

#### **a. Discussion and vote on ADS subdivision located on Sullivan Drive.**

Kevin McEneaney said they have once again rotated the ball field because of input from the Rec. Dept. He said they will make the changes in the pump station plans. He added they will need two waivers (1) waiver from the 1,000 ft. cul-de-sac, and (2) a Conditional Use due to a wetland crossing. Kevin said that the City Engineer suggested that we bring in underground utilities to the existing lots on Sullivan Drive. He said they just want to provide underground utilities to the new lots.

Steve Stancel said that engineering's feeling in wanting the underground utilities is that Sullivan Drive will become a City Street and maintenance is a factor.

Kevin McEneaney said he agrees with all the conditions except the one regarding the underground utilities for the existing lots on Sullivan Drive.

Paul Beecher made the motion to approve with all the staff recommended conditions and the conditions of the City Engineer, **Memo dated March 10, 1995, except #1 regarding underground utilities** and approve the two waivers requested as follows:

1. Applicant assign an adjacent property owner by covenant to maintain the landscaped island in the cul-de-sac.
2. Add a note to the subdivision plan stating the areas of fill for individual house lots shall be limited so as to not create additional drainage run-off or a back-up of water onto surrounding properties.

3. City Engineer conditions of approval except for #1. (See memo dated March 10, 1995 from Paul Vlasich) be adhered to.
4. The large areas of undisturbed wetland on the property primarily in the common land near the Spaulding Turnpike not be disturbed during development and preserved as open space.

Bob Corsetti seconded.

**VOTE U/A**

**ITEM #6: Adjournment**

Bob Corsetti made the motion to adjourn.

Brian Preston seconded.

**VOTE U/A**