

**MINUTES
DOVER PLANNING BOARD
FEBRUARY 28, 1995**

MEMBERS PRESENT: Scott Rawding, Brian Preston, Martin Smith, Ronald Cole, Mike Bobinsky, Bob Belmore, Lionel Martel, Bob Corsetti, Reuben Hull

MEMBERS ABSENT: Paul Beecher, Charlie Reynolds

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

Chairman Cole brought the meeting to order at 7:04 PM.

ITEM #1: Approval of minutes.

Scott Rawding made the motion to approve.

Brian Preston seconded.

VOTE U/A Abstained - Corsetti, Belmore

ITEM #2: Consideration and acceptance of an application for a site review for N.E. Restaurant Co., L.P., (Chili's) (Weeks Restaurant Corporation, owner), Assessor's Map 39, Lots 2, 3 & 3A, zoned B-3, located at 3 New Rochester Road.

Lou Holt, of NE Restaurant Co., of Randolph MA, stated the restaurant will be a 6,000 sq. ft. brick building. They will be spending between 15 and 18 thousand dollars on landscaping. There will be a total block enclosure for receiving and trash removal. Mr. Holt said that all access will be off the access road itself. The restaurant will seat approximately 225 people, where Weeks had between 225 to 230 seats. He said they hope to start in early spring and should be opened in 18 weeks. Mr. Holt said that they plan on working around the cleaners and the ATM in order to keep them open during construction. Mr. Holt said that the grease trap will be serviced by a contractor and checked monthly or quarterly.

Lionel Martel 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.

Bob Corsetti made the motion to approve with the following staff conditions and approval of a five (5) ft. parking setback requirement waiver:

1. Add the owner and applicant's signatures to the site plan.

2. Provide 3 additional landscaping trees on the site perimeter, the location to be determined by the Planning Department and applicant.
3. The sewer service to Varney's Cleaner to be increased to 6 inches and the slope be changed to achieve better cover on the service.

Martin Smith seconded.

VOTE U/A

ITEM #3: Application for a subdivision and site review of land for Frito-Lay, Inc., (Rinden/Kanost Revocable Living Real Estate Trust, owner), Assessor's Map D, Lot 14-2, zoned I-4, located on Venture Drive.

Chad Kageleiry of the Williams Group represented the application. He stated the 8,400 sq. ft. building would be a warehouse/distribution house for Frito-Lay. They would employ approximately 12 drivers and a couple of office people. He said they took advantage of the TDR Ordinance in this project. Chad said that they will be moving from their Horne/Maple Street location.

Steve gave the staff recommendation and said they were for both the site and subdivision plans.

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 Belmore made the motion to approve with the condition that the owners' signature be added to the subdivision plat and site plan and approve the 5' parking setback waiver.

Michael Bobinsky seconded.

VOTE U/A

ITEM #4: Application for a Conditional Use permit for James J. Kalled, Executor of Estate of Lawrence J. Wood, Assessor's Map 7, Lot 20, zoned RM-12, located at 391 Dover Point Road.

Chris Jacobs, TF Moran Co., represented the application. He said that the subdivision was approved on October 11, 1994, with the condition that the fence be removed from the conservation area. He said they applied for a Special Exception and Mrs. Betty Donovan, an abutter, had a problem with the fence. Mr. Jacobs said they are removing 71 feet of fence and replacing it with a 3 foot fence and a view easement. He said that Frank Richardson gave his verbal approval of the wetland permit. Chris said that this plan has a driveway curb cut different than the other plan. He said that DOT supports a sharing of a 30' wide driveway easement and it will have to be shared.

Steve Stancel said the Conservation Commission reviewed the site and are in favor.

Bob Belmore 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 following condition:

1. A valid NH Wetlands Board permit be obtained and that specific and general provisions of the state permit be adhered to.

Mike Bobinsky seconded.

Brian Preston said he would vote for it but does not like the way they went about dealing with Mrs. Donovan.

Discussion ensued in regard to the private drive.

Steve Stancel said a note on the plan could be added to read "The applicant or his assigns will agree to fully construct a 16 ft. wide gravel driveway prior to the issuance of a C.O. to any of the lots.

Bob Belmore added an additional condition to his motion as follows:

1. A valid NH Wetlands Board permit be obtained and that specific and general provisions of the state permit be adhered to.
2. A note on the plan be added to read, "The applicant or his assigns will agree to fully construct a 16 ft. wide gravel driveway prior to the issuance of a C.O. to any of the lots."

VOTE U/A

ITEM #5: Consideration and acceptance of an application for a minor lot line adjustment of land for Mark Wentworth, (Eunice Tapscott, Owner) Assessor's Map M, Lot 5A, zoned R-40, located on Middle Road.

Mark Wentworth said he was adding two acres to his 18 plus acres. He said this will leave Mrs. Tapscott with adequate square footage to satisfy the ordinance.

Lionel Martel made the motion to accept the application.

Bob Belmore 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. Add all owners' signatures to the plat.
2. Add the zoning district note to the plat.
3. Add a total lot size note for the newly adjusted lot.

Reuben Hull seconded.

VOTE U/A

ITEM #6: Old Business

a. Continuation of a public hearing on an ADS Subdivision (Clay Hill), located on Sullivan Drive.

Ron Cole said the Board will not be voting on this ADS this evening. He added that he is expecting a report from the Conservation Commission.

The public hearing re-convened.
There were no comments.
The public hearing was closed.

Kevin McEneaney said that some items have been changed or altered as follows:

1. The sheet numbers have been changed. There are two new sheets. He said they have increased the lot sizes on #18, 22, and 23. He said the 14,000 sq. ft. lots have been upgraded to approximately, 20,000/25,000 sq. ft.
2. The area of Lots #32 and #30 showed a lot line adjustment. He stated it was researched more thoroughly and has been changed.
3. They have flattened the radius on the curbs along Sullivan Drive.
4. The shape of the cul-de-sac at the end of Sullivan Drive has been adjusted. It will reduce the wetland impact and made a better entrance to the ball park area and will be entirely paved. He said the Clay Hill cul-de-sac will have an island.
5. On Sheet #13, they have rotated the ball field further northwest and lessened the impact on the wetlands.
6. They will loop the water lines and have a stub at the ball field for irrigation.

Kevin distributed cost estimates for the ball field to the Board.

Kevin said the fence around the development is not feasible. He said they are providing walking trails and a road to the ball field to channel people in that direction.

Paul Connolly said there will be a stop sign to direct traffic on the cul-de-sac.

Kevin said, if the Board desires, a lot can be assigned to take on the maintenance of the cul-de-sac.

Bob Corsetti made a motion to postpone to the next meeting after they hear from the Conservation Commission.

Brian Preston seconded.

VOTE U/A

b. Strafford Regional Planning Commission

Ron Cole said he received the resignation of Patti Torr and Renny Perry from the Strafford Regional Planning Commission. Ron said it is the function of the Planning Board to recommend replacements. He said that Reuben Hull would be a good candidate.

Bob Corsetti made the motion to recommend Reuben Hull to the Strafford Regional Planning Commission.

Brian Preston seconded.

VOTE U/A

Steve Stancel said on March 14, 1995 the Board will be hearing proposals for CDBG funds.

On March 21, 1995 there will a workshop to go over the proposals. The Planning Board will vote on the proposals at the meeting of March 28, 1995. He also spoke on the City Transportation Improvement Plan (TIP). He added there will be a TIP meeting on Monday, March 20, 1995, and hopes the Board will attend.

Brian Preston said in regard to the Master Plan Survey, Page 9, he wanted "and water" scratched from the first sentence of the second paragraph.

ITEM #8: Adjournment

Bob Corsetti made the motion to adjourn.

Lee Martel seconded.

VOTE U/A