

**DOVER PLANNING BOARD  
MINUTES OF MEETING  
JANUARY 24, 1995**

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

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

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

**ITEM #1: Approval of minutes**

Martin Smith made the motion to approve .

Bob Belmore seconded.

Reuben Hull said that he did not abstain on Item #1 as noted on the approval of the minutes of January 10, 1995.

**VOTE U/A**

**ITEM #2: Consideration and acceptance of an application for a site review of land for Dover Rehabilitation & Living Center (The Hillhaven Corp., Owner), Assessor's Map D, Lots 80 & 80-1 zoned RM-8 & B-3, located at Plaza Drive.**

Bob Grisky, Administrator of Dover Rehab, stated they are expanding their parking lot for visitors and staff. He said it would alleviate parking on the street.

Paul Beecher made a motion to accept.

Brian Preston 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.

Paul Beecher seconded.

**VOTE U/A**

**ITEM #3: Consideration and acceptance of an application for a major subdivision of land for Albert Estes, (Alfred & Adeline Poulin, Owners), Assessor's Map A, Lots 44 & 51, zoned R-40, located on Long Hill Road.**

Kevin McEneaney said this subdivision is made up of two parcels, fifty-two acres in size. He added there was 19,000 sq. ft. of wetlands impact. He said he is in the process of getting a NH Wetlands Permit and has had a preliminary meeting with the Conservation Commission. Kevin McEneaney said that there is an automatic right-of-way by State law to the cemetery located on Lot 5, and there will be no disturbance within 25 feet, as the State requires. He added that the barn may be restored but the shed will be removed.

Paul Beecher 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.

Bruce Woodruff gave the staff recommendations and said that by approving this application the Board would be approving a Conditional Use Permit also. He said if the Conservation Commission and the Wetlands Board does not grant the permit, the plat approval would be void.

Brian Preston made the motion to approve with the following conditions:

1. Add the owners; signatures to the plat.
2. Designate driveway locations on the plat for lots #4 and 6.
3. Add a note to the plat stating that there shall be no disturbance of wetlands on the site.
4. Add the word setback to Note 4, and the NHDES WSPCD subdivision approval number to Note 7 on the plat.
5. Review and approval of the plan by the Conservation and NH Wetlands Board. This includes a Conditional Use Permit when all the Conservation Commission and Wetlands Board permits are received.

Mike Bobinsky seconded.

**VOTE U/A**

**ITEM #4: Application for an ADS Subdivision of land (32 lots) for White enterprises, Inc., entitled Clay Hill Subdivision, Assessor's Map A, Lot 4D & Map D, Lot 5, Zoned R-12, located on Sullivan Drive.**

Kevin McEneaney said he and Paul Connolly would represent the application. Kevin went over each sheet of the plan and explained what each denoted. He said that an ADS requires a certain amount of open space and this one is 28 acres in size. He said there will be walking trails. He said they will be cutting trees for the trails but not removing the stumps but will be filling in with wood chips for the walkway. The Little League baseball field will be regulation size and they will supply the plans. He also said the fence will go beyond the base line. He said home plate will be changed based on feedback regarding alignment for the sun, access for the parking area and reduction of wetland impact by 4,000 sq. ft. The parking area will have 25 spaces. He said

on Sheet 3 there are 2 lot line adjustments. One will add 8,643 sq. ft. to the lot owned by Kenneth & Lisa Mazzochi and another 30 ft. wide strip to make Lot #109 larger and allow for an easement for utilities.

Paul Connolly said they are proposing 32 house lots with a 28 ft. wide roadway with a 5 ft. bituminous sidewalk. He explained how the Weeks Traffic Circle project will leave a 12" water main capped off at the southerly entrance of the cemetery. They are proposing bringing in a new 12" main up Old Rochester Road and come off the 12" main to an 8" water main down the ball field road. He said this will improve the flow conditions. Paul explained how the sewer would be gravity feed to the pump station. He said the capacity of the sewer line is more than adequate. He said the pattern direction of stormwater runoff which is a southwesterly direction toward the turnpike will not be disturbed.

Reuben Hull was interested in the plans for the cul-de-sac and the impact of the walking trail on the wetlands.

Paul Connolly said the quality of the wetlands in that area is zero.

Kevin said that the maintenance of the cul-de-sac can be designated to a certain lot. He asked the Board how they want to handle this.

Mike Bobinsky said he had concerns with the traffic access into the ballfield, traffic signs, etc.

Kevin McEneaney said it might make more sense to pave the cul-de-sac.

Scott Rawding asked who will pick up the trash at the ballfield if the space is conveyed to the City. He said in his experience, the teams and coaches elect one team responsible for picking up the trash after the games.

Bruce Woodruff asked if there will be a homeowners association.

Kevin said no, it is intended to have all the infrastructure and the common open space taken over by the City.

Paul Connolly said that the electric, telephone and cable will be underground.

Mike Bobinsky said that the pump station has been upgraded to meet City standards. They will have to go to the DUC before acceptance.

Lee Martel said it is a good idea to have all the infrastructure meet City specifications and then taken over by the City.

Bob Corsetti made the motion to accept the application.

Reuben Hull seconded.

**VOTE U/A**

Ron Cole asked if any member of the Board was opposed to holding the public hearing with the understanding that the application will be tabled and a site walk will be conducted.

No one objected.

The public hearing was opened.

Jim Crowley, Old Rochester Road said he is requesting a fence, preferably a chain link fence as a buffer for abutters. He felt the fields would attract a lot of kids who would take shortcuts and the fence would help them make the right decisions. He was concerned with the existing ponds and why they were not shown on the plan. He had concerns regarding the individual hook-ups off the new water main, new versus spliced.

Kevin said they would go over the land to check out the ponds.

Paul Connolly said that the water lines are evaluated on a case by case basis.

Ken Mazzochi, 2 Sullivan Drive, asked if the 8" water line will automatically tie into his line and asked how the expansion of his lot will be conveyed.

Kevin McEneaney said the water line will be brought to the curb box at the contractor's expense and the land will be conveyed in a deed after the subdivision is recorded.

Louise Fuller, an abutter, asked if the water lines will be put in at the same time as the Circle project. She said she would like a fence if possible. She noted they will have to pay more taxes because the ballfield will be turned over to the City. She said there are up to 6,000 cars per day that travel Old Rochester Road and now there will be an addition of 32 more houses. She wanted to know if there was any chance of getting sidewalks on Old Rochester Rd.

Lisa Mazzochi, 2 Sullivan Drive asked if the addition to her property will affect her taxes.

Kevin McEneaney answered that it would but she should go to the Assessor's office for that information. He did say that if they find they do not want the extra land, it can be taken off the plan.

Robert LePage, Sullivan Drive/Old Rochester Rd., asked if there would be a buffer between the turnpike and the development and if the homes would be built first and then sold. He was also concerned that the construction of the circle and this development will all be happening at the same time. He said that the new traffic pattern will force residents to go to Willand Avenue. He wanted to know if the State had taken that into consideration.

Kevin said that the roads of the subdivision will be done first then the builder will build the houses and sell them. Kevin said that the State takes into consideration developable land when doing a project.

Bill Forbes, Old Rochester Rd., wanted to know what style houses would be built.

Kevin said it would be a mix of capes, ranches, and split levels.

Mrs. Fuller was concerned as to how it would affect Horne Street School?

Mr. Beecher asked to have an estimated cost of the ball field.

Bob Corsetti moved to suspend the public hearing until February 21, 1995.

Mike Bobinsky seconded.

**VOTE U/A**

Kevin McEneaney asked everyone to come up with their questions so they can be addressed at the meeting of February 21, 1995. *(February 28, 1995)*

Bob Corsetti made the motion to table to a site walk at noon on Sunday January 29, 1995.

Mike Bobinsky seconded.

**VOTE U/A**

Kevin McEneaney said he would like to delineate the ballfield before the site walk on Sunday.

The meeting place for the site walk is at the bottom of Sullivan Drive.

Reuben Hull said he would like a traffic impact study done showing the impact of 32 additional homes on that road.

Ron Cole called a 5 minute recess.

The meeting resumed at 9:03 PM.

**ITEM #5: Discussion and vote on Proposed Capital Improvements Program (CIP).**

Bob Corsetti said he can't support the City Hall Maintenance for \$250,000. He made the motion to delete it from the CIP.

Brian Preston seconded.

Lee Martel said it was the best idea of all 5 items and he is in favor of retaining it.

**VOTE 4 - 5**

**4 YES - Brian Preston, Bob Corsetti, Martin Smith, Reuben Hull**

**5 NO - Bob Belmore, Mike Bobinsky, Lee Martel, Paul Beecher, Ron Cole**

**MOTION DEFEATED**

Paul Beecher made the motion to recommend that the City Council approve the CIP as discussed at the workshop of January 17, 1995 as follows:

- |  |           |
|--|-----------|
| 1. Information and Technology          | \$150,000 |
| 2. School Maintenance                  | \$ 50,000 |
| 3. Streets and Sidewalks               | \$350,000 |
| 4. City Hall Maint. & Space Renovation | \$250,000 |
| 5. Cochecho River Pedestrian Bridge    | \$ 45,000 |

**ALSO:**

- |                      |             |
|----------------------|-------------|
| Enterprise Park      | \$1,000,000 |
| Tolend Road Landfill | \$3,000,000 |

**Water Fund**

- |                              |           |
|------------------------------|-----------|
| Garrison Road 12" Water Line | \$412,000 |
|------------------------------|-----------|

**Sewer Fund**

- |                       |            |
|-----------------------|------------|
| Piscataqua Force Main | \$485,0000 |
|-----------------------|------------|

Everything else proposed for the first year would be pushed to the second year of the proposed 6 year plan.

Mike Bobinsky seconded.

**VOTE - 7 - 1      Brian Preston - Opposed**

**MOTION APPROVED**

Brian Preston made a motion to have the Planning Board suggest to the City Council they have the Department Heads check into the cost of leasing instead of purchasing vehicles.

Reuben Hull seconded.

**VOTE U/A**

**ITEM #7: New Business**

Bruce Woodruff spoke on the Seacoast MPO Transportation Improvement Program and Long Range Transportation Plan. He said it was a way of reducing our cost on needed transportation problems by securing 80% federal funding. He handed out a Transportation Improvement Program project development information packet for the Board to review, and asked that the Board consider how much it wanted to be involved in the process of selecting potential transportation projects for submittal to the MPO.

**ITEM #8: Adjournment**

Paul Beecher made the motion to adjourn.

Bob Corsetti seconded.

**VOTE U/A**