

PLANNING BOARD  
MINUTES OF MEETING  
JULY 27, 1993

**MEMBERS PRESENT:** Jim Richards, Parks Christenbury, Bob Corsetti, Doug Steele, Dan Markey, Brian Preston - Alternates Martin Smith and Bob Belmore

**MEMBERS ABSENT:** Paul Beecher, Lee Martel, Ron Cole

**STAFF PRESENT:** Bill Collins, Planning Director and Jacqueline Freeman, Recording Secretary

Bob Corsetti brought the meeting to order at 7:00 PM.

Bob Corsetti asked Martin Smith and Bob Belmore to fill the vacancies on the Board.

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

Brian Preston stated that "majority" should be added to the last sentence of Item #3, on page 3 to read as follows: Bob Corsetti found it was the consensus of the **majority** of the Board to reduce the square footage.

Parks Christenbury made the motion to approve the minutes as amended.

Doug Steele seconded.

**VOTE U/A**

**ITEM #2: Consideration of acceptance of an application for a site review of land for Heritage Baptist Church, Assessor's Map M, Lot 56A, zoned R-20, located at 186 Dover Point Road.**

Gary Reamers, Pastor of Heritage Baptist Church, stated that the additional parking spaces would bring the parking lot into conformity with the building. It would complete their parking lot.

Parks Christenbury made the motion to accept the application. Doug Steele seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Parks Christenbury made the motion to approve with the staff recommendation that the owner's signature appear on the plan. Doug Steele seconded.

**VOTE U/A**

**ITEM #3: Consideration of acceptance of an application for a conditional use of land for Edith Holly, Assessor's Map A, Lot 27, zoned R-4, located on Pickering Road.**

Edith Holly presented her application. She stated that she is seeking approval to dig out a 20,000 sq. ft. pond in her hay field for recreational and wildlife purposes.

Dan Markey made the motion to accept.  
Doug Steele seconded.

**VOTE U/A**

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

Parks Christenbury made the motion to approve with the condition that the specific and general conditions imposed by NHDES Wetlands Board permit #93-335 be followed.  
Brian Preston seconded.

**VOTE U/A**

**ITEM #4: Consideration of acceptance of an application for a minor lot line adjustment of land for Cramer Fabrics, Inc., Assessor's Map D, Lot 13-1, zoned I-4, located on Venture Drive/Sixth Street.**

Bob Stowell explained the lot line consolidation and stated it will facilitate the next item of the agenda.

Doug Steele made the motion to accept the application.  
Dan Markey seconded.

**VOTE U/A**

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

Parks Christenbury made the motion to approve with the staff recommendation that the owner's signature appear on the plat.  
Dan Markey seconded.

**VOTE U/A**

**ITEM #5: Consideration of acceptance of an application for a site review of land for Cramer Fabrics, Inc., Assessor's Map D, Lot 13-1, zoned I-4, located on Venture Drive/Sixth Street.**

Chad Kageleiry, displayed an artist's rendering of the final site plan. He stated they are seeking an approval for a 30,000 sq. ft. facility. He stated the building would be situated at the entrance of the park. He stated that Cramer fabrics is a weaving factory which makes sail cloth, etc. He stated that the project has been monitored by DIDA and TRC.

Mr. Kageleiry said that full approval has been received by DIDA and they are planning to start construction early next month. He showed on the plan the sites of the future phased expansions. He stated that the City should develop a common theme for landscaping along Venture Drive.

Parks Christenbury made the motion to accept the application. Brian Preston seconded.

**VOTE U/A**

Bill Collins stated that the staff is recommending approval with the following conditions:

1. Provide the owners' signatures on the plat.
2. The project engineer, architect and Planning Department collaborate of the landscaping on the landscaping plan submitted this week. That a limit of disturbance line be provided on the landscaping plan.

Parks Christenbury felt that just sitting down with the architect instead of making the landscaping a condition would be sufficient.

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

Parks Christenbury made the motion to approved with the condition that the owners' signature appear on the plan. Also, there be a agreement between Mr. Kageleiry and the Planning Department that a meeting occur regarding the landscaping.

Jim Richards felt that the trees should be planted on private property rather than City property. He asked if the trees on the plan were on private or City property.

Chad Kageleiry stated that on the landscaping plan shows the trees are on City property but that can be worked on.

Jim Richards seconded.  
**VOTE U/A**

**ITEM #6: Consideration of acceptance of an application for a site review of land for the New Meadows, Assessor's Map H, Lots 35A, 35B, 35C, 35D and 35E, zoned RM-20, located on Knox Marsh Road.**

Wayne Pierce, 51 Holly Avenue, Lynn, MA, represented the application. He stated that they are seeking permission to complete Phase III of The Meadows, which will be 72 units.

Parks Christenbury made the motion to accept the application.  
Doug Steele seconded.

**VOTE U/A**

Bill Collins stated he was happy to see someone bringing the property back to life. He stated that the Planning staff recommends approval with the condition that the owner's signature appear on the plan.

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

Doug Steele made the motion to approve with the condition that the owner's signature appear on the plan.  
Parks seconded.

**VOTE U/A**

**ITEM #7: Old Business**

**a. Discussion of zoning amendment regulating adult entertainment businesses.**

Brian Preston asked if adult entertainment businesses could be banned from the City.

Bill Collins stated that it would not stand up in court.

Parks Christenbury complimented Bill Collins for the work he has done for this community.

In response to Bob Belmore's question Bill Collins discussed how he came up with the 500 and 1,000 foot distances. He stated that the distances were chosen because they would allow adult entertainment business in locations that would be the least offensive and the furthest away from residential areas. The 1,000 is a safety net to keep them away from schools and churches.

Parks Christenbury stated that this amendment is sending a clear message that we don't want adult entertainment but we are making it possible. It will keep us out of court.

Bill Collins stated that a request would have to go before the ZBA and if it can be proven that it will devalue the surrounding property, it could be denied.

Bob Belmore asked if consideration had been given to establishments frequented by children as well as residences and churches.

Brian Preston was concerned that adult entertainment would be allowed in the area of Club Video which is a magnet for kids.

Jim Richards made the motion the authorize a public hearing on adult entertainment businesses at the next meeting that meets the requirements.

Doug Steele seconded.  
VOTE U/A

**ITEM #8: New Business**

Bill Collins said in referency to the handouts that attending the workshop Private Property Rights and the Public Good would be very worthwhile. He said that if anyone wanted to attend the registration fee may be payed for from a Planning Department line item.

Brian Preston thanked Bill for his service to Dover and wished him luck in his new job.

Bob Corsetti also thanked Bill on behalf of the Planning Board and wished him luck in his new job in Wyoming.

Jim Richards made the motion to adjourn.  
Dan Markey seconded.  
VOTE U/A

Meeting adjourned at 7:50 PM.