

PLANNING BOARD  
MINUTES OF MEETING  
OCTOBER 27, 1992

MEMBERS PRESENT: Parks Christenbury, Bob Corsetti, Dan Markey, Jim Richards, Mike McDonnell, Joe Etelman, Ron Cole, Paul Beecher

MEMBERS ABSENT: Lionel Martel, Kendra Maroon

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

Meeting brought to order at 7:01.

ITEM #1: Approval of minutes.

Paul Beecher made the motion to approve the minutes of the meeting of October 13, 1992.

Ron Cole seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a subdivision of land by Kris Martel & Mike Chagnon, (Paul & Katherine Martel, owners), Assessor's Map E, Lot 57, zoned R-20, located on Upper Factory Road.

Mike Chagnon, co-applicant, stated that Lot 1 of the plan would remain with the current owners and he would buy Lot 2 and convert the barn into a residence.

Bill Collins stated that there was some confusion on the application. He said if the barn is to be converted to a residence it does not have to meet the livestock setback of 100 feet.

Bob Corsetti made the motion to accept the application.

Ron Cole seconded.

VOTE U/A

Public hearing opened.  
There were no comments.  
Public hearing closed.

Ron Cole made the motion to approve the subdivision with the following conditions:

1. The applicants' signatures be added to the plan.
2. A note be added stating that the barn be converted to a residence and not used to house animals.

Bob Corsetti seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a site review of land by Jerome Lipman for Garrison City Broadcasting, Inc., (City of Dover, NH, Owner), Assessor's Map D (Sheet 2), Lot D-1, zoned R-12, located on Smith Well Road.

Jerry Lipman represented his application. He stated that he is leasing three acres of land from the City to put up a tower for a new FM station.

Dan Markey made the motion to accept the application.

Ron Cole seconded.

VOTE U/A

Public hearing opened.

Tim O'Dell, 3 Barry St., stated that the agenda was confusing as the asterisk indicating that the item would be voted on was omitted. He said that the parcel is zoned as a Conservation District. He was concerned with (1) the environmental impact (2) what the Conservation Commission's thoughts were (3) the wells (4) the affect of a publicly owned structure on City property (5) what this would do to their evaluation and the duration of the lease.

Phil Keenan, former Chairman of the Conservation Commission, stated this is the third time in 20 years that he has had to defend the No Bottom Pond area. He stated that this is Dover's only "crown jewel." He said that No Bottom Pond is a unique geological wonder. He felt the Planning Board should act as a watch dog to this area.

Phillis Woods, 1 Barry St., stated she was on the Conservation Commission in 1973, and at that time she thought the land would be preserved for posterity. She is concerned with setting a precedent.

Dan Hughes, Barry St., stated his opposition.

Jim Lang, 8 Barry St., stated he is opposed. He feels a commercial enterprise does not belong in a residential area.

Mike Feld, 15 Morrin St., was afraid that some youth would climb the tower and get hurt. He asked if the access road would be paved.

Mr. Sanford, 5 Morrin St., stated he is opposed. He said his property gets flooded when it rains and the City should come down and clean the sand out of the catch basins.

Barbara Mason, stated her opposition.

Phil Keenan asked why the No Bottom Pond parcel was chosen for the location of the tower.

Ernie Clark, 2 Willand Pond Rd., stated that as a City Councilor he is supporting the people in his ward and will ask the Council to look deeper into this issue.

Tim O'Dell wanted to be sure the petition he submitted would be entered into the minutes.

Jerry Lipman stated that the FCC approves only certain areas for tower locations so as not to interfere with other stations. He said that if the tower causes interference to abutters, it must be fixed or they lose their license.

Bob Smith, commercial engineer retained by WTSN, stated that they are not intending to pave the road. He said there will be no building on the pond or adjacent to it and the tower will not be visible from No Bottom Pond. He reassured everyone that nothing will be done to prohibit access to the area the fence would merely be around the tower and the building. The building is 12 X 15 feet in size. Mr. Smith stated that the tower would only need painting every seven years. He said that he has never had a single case of interference that couldn't be cured.

An unidentified man said he represented Service Merchandise and asked if having the tower there would have any impact on the setbacks of the Service Merchandise property. He stated his opposition to the tower.

Bob Smith stated that a tower must be close to the center of population and there is a certain spacing from other towers that must be met. He said that there would be no clearing of trees on the property. He said this tower is a Class A, 6000 watts and there would be no power increase.

Joe Etelman asked what would happen if this was turned down.

Jerry Lipman stated that Dover would lose another radio station.

Parks Christenbury asked why the tower is not in the new Industrial Park.

Jerry Lipman stated that they did look into other spots for the tower. He said there were three other sites that were shot down by the FAA. He stated that if he were to locate in Enterprise Park he would need to purchase 3 acres of land at \$40,000 per acre and would have to put in a 1000 foot road and run power into the site.

Parks Christenbury stated there were things he didn't know before voting on the lease or he would not have voted the way he did. He stated that Mr. Lipman said that the site was chosen over the Enterprise Park site for economic reasons and the ordinance states that economic advantage alone will not be a sufficient reason for such a routing.

Mr. Keenan stated that the Conservation Commission is now defunct, they have no formal meetings and are essentially non-existent.

Bill Collins stated that the memo from the Conservation Commission was faxed to the Planning office from Michael Hearn, Co-chair of the Conservation Commission. He said the Commission meets on a monthly basis. He said they are asked by the Planning Department to visit sites and give their recommendations.

Mike McDonnell said that he would like the petition opposing the tower and the memo from the Conservation Commission entered into the minutes.

Mike McDonnell stated this item should go to a site walk and be brought back at the next meeting for conclusion. It was agreed that the site walk would take place at 8:30 AM, Saturday, October 31, 1992. He said anyone was welcome to join them.

Mike McDonnell called a 5 minute recess.

Meeting resumed at 8:35 PM.

**ITEM 4A:** Discussion of Zoning Regulations for elderly housing.

Bill Collins went over the Elderly Housing Proposal.

He suggested that the uses be allowed by Conditional Use rather than permitted by their own right.

Bob Corsetti made the motion to recommend drawing the regulations into ordinance form.  
Ron Cole seconded.

Bill Collins stated that if passed, it would require us to notify every citizen in the City by first class mail of the change. After being passed by the Council, the Council would also be required to notify every citizen again of the change.

Bob Corsetti withdrew his motion.

Bill Collins stated that the Strafford Regional Planning Commission has 4 voting positions and one is vacant.

Bob Corsetti recommended Ron Cole to the SRPC.  
Parks Christenbury seconded.  
VOTE U/A

Bill Gavin, developer of Northam Drive, stated that the elderly housing proposal is going to erode the quality of homes. He said it will have an affect on the tax base. He could not see the commercial exposure in the residential areas.

Parks Christenbury made the motion to adjourn.  
Ron Cole seconded.  
VOTE U/A

Meeting adjourned at 9:03.