

DOVER PLANNING BOARD
MINUTES OF MEETING
MARCH 24, 1992

MEMBERS PRESENT: Joe Etelman, Lionel Martel, Mike McDonnell,
Kendra Maroon, Ron Cole, Jerry Reese, Bob
Corsetti, Jim Richards, Dan Markey

ALSO PRESENT: Steve Stancel, Bill Collins, Jacqueline
Freeman - Recording Secretary

ITEM #1: Approval of minutes.

Jerry Reese made the motion to approve the minutes.
Ron Cole seconded.
VOTE U/A

ITEM #2: Consideration of acceptance of a request for a
waiver of the setback requirement for a driveway by
Daniel N. Tufts, located at 15 Applevale Drive.

Mr. Tufts explained that he wants to widen his driveway to
within 2 feet of the property line on his right.

Ron Cole made the motion to accept.
Jerry Reese seconded.
VOTE U/A

Public hearing opened.
No Comments.
Public hearing closed.

Joe Etelman made the motion to approve.
Bob Corsetti seconded.
VOTE U/A

ITEM #3: Consideration of acceptance of an application for a
minor lot line adjustment of land owned by Arnold
D. Upton Assessor's Map 36, Lots 26B, 29, 29A,
located on Redden St. and Horne St.

Bob Stowel represented the Lys, who have a purchase & sales
agreement on Mr. Upton's property.

Dan Markey made the motion to accept the application.
Jerry Reese seconded.
VOTE U/A

Public hearing opened.

Vivian Cataract was interested in knowing exactly what was
going to happen with the property.

Bob Stowel showed her the lot lines on the plan he had on

display.

Close public hearing.

Ron Cole made the motion to approve.

Dan Markey seconded.

VOTE U/A

ITEM #4: Consideration of a conditional use application for an accessory use on land owned by Paul and Lionel Martel (Applicant: Richard L. Proulx), Assessor's Map H, Lots 53 and 54, zoned R-40, located on Mast Road.

Lee Martel stepped down and Kendra Maroon took his place.

John LeBow, legal council for Mr. Proulx, stated that the ready mix concrete plant is an accessory use to the gravel pit. He stated that the storage facility for fuel has a steel containment unit and is set on concrete. The fuel is strictly for the use of running the portable ready mix plant. He stated that as much of the aggregate that can be used from the site will be used. He stated that the plans show the storage component close to the boundary but it will be moved.

Mr. Proulx showed a picture of what the concrete plant will look like. It is portable, designed to have a slab of concrete under it and have a ramp leading up to it. He stated that someday the gravel will be mined out and he will then move it to another location. He said that he would move the operation closer to the existing garage to be further away from the property line. He stated that diesel fuel is the same as #2 heating oil and it is not a highly flammable material. He stated there will be a garage for minor servicing of trucks and for storage of the trucks in the winter. Heavy maintenance will be done off-site. Mr. Proulx gave an estimated length of time left in the pit as approximately ten to fifteen years. He said the fuel storage tanks have a longer shelf life than that. Mr. Proulx stated that he would have roughly eight to ten people working for him. He is proposing a dug well and if that fails, a gravel back well will be used and the water will be drawn into a storage tank.

Ron Cole made the motion to accept the application.

Bob Corsetti seconded.

VOTE U/A

Atty. LeBow stated he had some requests of the Board. The first request would be a chance to rebut any statements against the application. He wanted to invite the Board to visit the site. He also stated that he wanted to submit a hydrolysis report and revised plans showing the relocation of the cement plant. He stated that if there are no concerns with the hydrologist, he would ask for a waiver.

Public hearing opened.

Willard Legere stated that in his experience, when the vibrators are loaded a person cannot hear himself talk and the noise is heard a mile away.

Dan Gallager, Jensen's Park, stated that the noise will be heard from where he lives. He stated that the plant may be portable now but it would probably be expanded over time.

Mike McDonnell stated that in order to expand, Mr. Proulx would have to come before the Board again.

Mr. Proulx stated that the plat Mr. Legere is talking about is an ancient plant and the newer machines are not as noisy.

Peter Lasapio, Bellamy Road, stated that his bedroom is 1/8 mile from the pit and feels that the City Fathers should be protecting them from the noise and dust. He stated that if the funds from the cement plant exceed the funds from Mr. Martel's pit, it is then the principal use.

Harold Fulton, Fairfield Drive, stated it is impossible to sleep beyond 5:00 AM because of the trucks.

Chris Brunson, represented his father, Robert Brunson. He stated that his parents will be most affected. The operation is visible from their property and if this operation is permitted, it would result in a tremendous devaluation.

Mr. Pauly, the Paddock, stated that their home is their last investment and they do not want it devalued. They want protection.

Bob Tilson, Jensen's Park, stated the noise and dust from the trucks is bad.

Paul Deschenes, 73 Bellamy Road, has been living there since 1952. He stated that if this item is accepted, many abutters will be requesting property abatements.

Bob Hanley, the Paddock, stated that the noise and traffic flow is too much for the population density in that area. He asked about the effects of the concrete on the groundwater and asked if there has been a study made of the noise level. He stated that the traffic from the gravel trucks is very disturbing to the residents and now they are talking of additional traffic. He stated that when he worked with concrete they were required to be careful not to get concrete in the groundwater.

Linda Davis, the Paddock, was appalled that the public was not notified. She submitted a petition with 42 signatures on

it and also submitted a letter from Douglas Safford, of the Paddock Condominiums, stating his concerns.

Bruce Hall, 164 Durham Rd., wants to see a report on how far the noise and dust will travel.

J.P. Nadeau, representing Robert & John Torr, stated that Bill Collins has taken the position that this is an accessory use. Mr. Nadeau stated that this is going to be a principal use because it is not secondary. The impact will be noise, odor and dust. He stated that portable is not synonymous with temporary. There will be an obvious depreciation of properties. The Groundwater Protection Ordinance prohibits fuels on the premises. He stated that, if the principal use is the gravel pit, the cement plant is an accessory use and cannot have the fuel storage. He feels Mr. Proulx wants it both ways. He presented the Board with a petition with 213 signatures from abutters, neighbors and Dover citizens. He stated he feels that this is not an accessory use and should be prohibited from storing fuels on this property.

Mr. Fulton, 8 Deerfield Lane, stated that there is serious opposition. At the moment one-third of Jensen's Park is away for the winter but they are all incensed about this matter.

Rose Manes, 34 Dearfield Drive, stated that the noise is almost unbearable. She stated that Dover needs industry but not where it affects so many people.

Mr. Proulx stated that the noise of a modern plant is far less than a truck. As for dust, he stated they will be paving the entrance. His hours of operation are normal - 7:00 AM to 5:00 PM. He stated that the plant will be down in a hole, which buffers the noise.

Atty. John LeBow stated that zoning sets the balance. He stated the group present would like to assert ownership over this property. He said a cement plant is definitely an accessory use as it is the processing of the earth found on this property.

Joan Russel said she is in the process of purchasing property. Her main concern was that the stone will be trucked in adding to the truck traffic.

Mike McDonnell stated that a site walk should be set up and this item should be brought back under old business at the next meeting.

Jim Richards stated that a hydrology study should be done.

Dan Markey said that a new location plan is in order.

Atty. Nadeau stated that the applicant is responsible to make

his case and prevail, therefore, the Board should make their decision at this time. He added that more traffic and more noise is a tremendous impact and asked the Board to deny the application.

Ron Cole asked Mr. Proulx if there is a cement machine like his where the Board can hear it and see it.

Mr. Proulx said there is one in Townsend, MA and the one in Rochester, by the landfill, is similar.

Bill Collins suggested that a time be set for a site walk and a visit to the plant in Rochester.

Joe Etelman made the motion to table.

Jerry Reese seconded.

VOTE U/A

Bill Collins set the site walk at 5:00 PM on March 31, 1992 just before the workshop.

ITEM #5: CDBG Public Hearing regarding grant proposals for upcoming year.

Bill Collins asked that Dover Housing be withdrawn. He feels that the application is too vague.

Sexual Assault Support Services

Maxine Steiner stated that it is the first time she has applied for CDBG. Last year she received money from the General Fund. She gave a report of all the programs they offered.

Task Force on Family Violence dba A Safe Place

Linda Griebisch spoke on the purpose and focus of the organization.

AIDS Response of the Seacoast

Gary Shuck described the program and stated that 20 to 25% of the people served are from Dover.

Strafford Hospice Care, Inc.

Rev. Edward Sproul went over the services offered by this organization.

Dover Adult Education

Ray Hartman spoke on the space needs of the program.

Gary ^{Qu}~~Seas~~ spoke on the Robbins' property.

Debby Tasker stated that they are the only daytime adult education program for Strafford County.

Working Capital

Steve Thompson gave a brief description of this program.

Strafford County Community Action

Richard Hayes stated that the booklet, which each Board member received, is in need of revision and he would like funds to accomplish that goal.

ITEM #6: Extraction permit for Grifco.

Lee Martel stepped down for this item.

Bill Collins said a letter from Mr. Al Souther on behalf of Appledore Engineering was received. It stated that the difficulties with the plans have been settled. He stated that the Planning staff recommends the approval of the extraction permit with the following conditions:

1. Proof of renewal of the extension of the \$30,000 surety bond, which expires April 23, 1992, be submitted.
2. The minimum setbacks from the property lines be flagged in the field to facilitate inspections.
3. The inconsistency in lot numbers between the plan and the application be corrected.
4. 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.
5. Appledor Engineering stamp the plan.

Jerry Reese made the motion to approve with the above stated conditions.

Jim Richards seconded.

VOTE U/A

ITEM #7: New Business

Bill Collins suggested that the discussion of the amendments be deferred to another meeting.

Jerry Reese moved to adjourn.

Ron Cole seconded.

VOTE U/A

Meeting adjourned at 10:15 PM.