

Approved.

MEETING MINUTES
DOVER PLANNING BOARD
JANUARY 22, 1991

MEMBERS PRESENT: Joe Etelman, Jim Caliendo, Dan Markey,
Patti Torr, Jim Richards, Lionel Martel,
David Wright, Mike Hoffman, Kathy
Wentworth, Jim Jalbert, Thom Forbes, Mike
McDonnell

OTHERS PRESENT: Bill Collins, Steve Stancel, Bruce Woodruff
Joanna Pritzker - Recording Secretary

Meeting called to order at 7:04 PM.

ITEM #1: Approval of minutes

David Wright motioned to approve.

Jim Richards seconded.

VOTE U/A Mike McDonnell abstained.

ITEM #2: Consideration of acceptance of an application for a
minor lot line adjustment of land owned by Gordan &
C. Valerie Smith, Mark Gearreald and Sharon
Spickler, Assessor's Map I, Lots 102G, 102H, and
102I, zoned R-40, located on Drew and Gold Post
Roads.

Kevin McEneaney represented the application.

Jim Caliendo motioned to accept the application.

Mike McDonnell seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Thom Forbes asked about the future access easement.

Kevin McEneaney replied that it would be on Drew Road mainly
for logging.

Jim Caliendo motioned to approve.

Mike McDonnell seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a site review of land owned by NH Distributors and Doris Batchelder (Applicant: Hannaford Brothers, Inc.), Assessor's Map H, Lots 34 & 35, zoned B-4, located on Knox Marsh Road.

Jim Jalbert excused himself from participation due to a conflict of interest.

Jim McAdams sat in his place.

Mike McDonnell excused himself from participation due to a potential conflict of interest.

Dan Markey sat in his place.

Lionel Martel excused himself from participation due to a conflict of interest.

Kathy Wentworth sat in his place.

David Wright stated that he felt that Mike McDonnell did not have a conflict of interest.

The following made presentations to the Planning Board regarding the proposed supermarket by Hannaford Brothers.

- Malcolm McNeill, McNeill & Taylor

Topics

- Introduce Team
- Project description
- Zoning Issues
- Conformance with ordinance

Exhibits

- Aerial photos
- C-1

- Gary Hollands, IEP, Inc.

Topics

- Existing site conditions, geology
- Soils/consistency with groundwater regulations

Exhibits

- Aerial photos
- Geological cross sections
- Existing conditions survey

- Lee McNeil, Anderson-Nichols

Topics

- Overview of engineering
- Layout (parking, loading, circulation, fire access)
- Grading, drainage, erosion control
- Utilities (water, hydrants, sewer, etc.)

Exhibits

- C-1
- C-2
- C-3
- C-4

- Bill Roache, Vanasse Hangan Brustlin, Inc.

Topics

- Traffic overview
- Routes 9/155 improvements
- Interim Plan (Route Bellamy Road restriction)
- Bellamy Road
- Route 108/Bellamy Road

Exhibits

- Routes 9/155 redesign
- Bellamy Road signing plan
- Route 108 left turn lane
- Site access
- Aerial photo
- Traffic volume charts
- Intersection Level of Service Analysis

- Steve Derdiarian, Anderson-Nichols

Topics

- Landscaping
- Site improvements
- Visibility
- Screening
- Signage
- Lighting

Exhibits

- Rendering
- Aerial photo
- Pylon sign rendering

- Lisa Miller, Hannaford Bros., Co.

Topics

- Building facade/interior of store
- Employment
- Taxes
- Local sponsorships/promotions

Exhibits

- Model
- Rendering
- Slides

Jim Richards motioned to accept the application.

Patti Torr seconded.

VOTE U/A

Public hearing opened.

Howard Williams - was concerned with environmental protection, traffic safety, detention ponds, and road salt. He felt that the percentage of the increase of traffic on Bellamy Road was at least 35%. He also stated that the area already has a severe traffic problem. He was concerned with the future developments of the area.

Steve Towne - Littleworth Road - stated that he abutts the property and was concerned with the following.

1. Would he only be allowed to make a right hand turn out of his driveway?
2. Runoff concerns with regard to his property.
3. Traffic generation. He felt that there would be a significant increase in traffic on Silver Street.

Nancy Sousane - Littleworth Road - stated that she felt that residents in the area had been ignored through the whole public hearing process with regard to the rezoning. She also stated that in a B-4 zoning district a contiguous buffer was required, why not on this plan? She thought that concerns for wildlife should be addressed. Traffic congestion is a problem. DOT has stated repeatedly that nothing was concrete about their plan for the intersection. Work is not scheduled until 2-3 years from now. The proposed intersection improvements were made to address the problems that exist now. She further stated that she felt it was too early to have commercial properties in that area. The intersection

cannot handle the traffic.

Jim Sousane - Littleworth Road - felt that the area was not safe for the children who have to walk to school since there aren't any sidewalks.

George Maglaras - stated that he felt that the issues had been discussed. It was also stated that the proposed shopping center would increase employment opportunities, increase the tax base, economic diversification and will also help reverse the economic trend. He felt that the City needed to be moving forward. The needs of many outweigh the concerns of few.

Thom Forbes suggested recessing the public hearing to give residents on Bellamy Road the opportunity to respond to right hand turn only recommendations.

The public hearing was recessed.

Howard Williams stated that he felt that the residents on Bellamy Road have been uninformed about the improvements.

Hannaford Brothers representatives maintained that the presentation that was given adhered to the concerns of the abutters who spoke regarding the proposal.

Site walk was scheduled for 1/25/91 at 4:00 PM.

ITEM #4: Old Business

(a) Discussion and vote on the proposed rezoning of three (3) I-2 Industrial Zoning Districts

Jim Caliendo motioned to table.

Joe Etelman seconded.

Representative from Harris Graphics stated that he could not see changing this zone from I-2 to I-1. They were concerned about the change regarding outside storage and noise levels at the perimeter of the boundary.

Bill Collins stated that outside storage would be considered to be gas pumps, silo's, accessory structures, etc. Storage that would be permanent.

VOTE U/A

Jim Caliendo motioned to adjourn

Jim Jalbert seconded.

VOTE U/A Meeting adjourned at 9:50 PM