

MEETING MINUTES
DOVER PLANNING BOARD
APRIL 9, 1991

MEMBERS PRESENT: Thom Forbes, Joe Etelman, Jim Caliendo,
Mike McDonnell, Patti Torr, Jim Richards,
Lionel Martel, David Wright, Dan Markey,
Jim McAdams sat for Jim Jalbert

MEMBERS ABSENT: Kathy Wentworth

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

Meeting called to order at 7:05 PM

ITEM #1: Approval of minutes

David Wright motioned to approve.

Patti Torr seconded.

VOTE U/A Mike McDonnell, Jim Caliendo abstained.

ITEM #2: Public hearing to hear comments on proposed changes
to Chapter 149, Site Review Regulations, Article I,
Section 149-4, Applicability, and Article V,
Section 149-16, Schedule of Fees.

Bill Collins stated that comments made by Change of Use
applicants were that the standards for a Change of Use were
too high. The proposed changes allow for some relaxation.

Public hearing opened.

Parks Christianberry - Cochecho Street - stated that he felt
that most regulations do not support small businesses. He is
in favor of the changes, but feels that small business needs
to be looked at rather than large scale business.

Steve Griffin - Economic Development Commission and DIDA
support these changes.

George Maglaras - supports the changes, however, he had a
concern with the parking space requirements. He felt that
ten spaces were too few to require Board review.

Public hearing closed.

David Wright stated that he strongly supports the changes.

Jim Richards stated that he was concerned with the paving for
parking spaces. A large number of spaces could create a

problem with the drainage in some areas. He felt that ten spaces should be reviewed by the Board.

Bill Collins stated that when we were considering what a reasonable amount of pavement would be before there would be a drainage problem, we felt that ten spaces was adequate. We wanted to have a clear threshold to make sure there would be Planning Board review.

Lionel Martel asked if existing parking would be exempt?

Bill Collins stated that if there were to be ten or more new spaces added, it would trigger TRC and Site Review to Planning.

Thom Forbes stated that he was concerned with the 2,500 square feet allowed for accessory structures. He felt that a gas station could add a "Quick Stop" without site review, or a car wash could also be added because it would be accessory to the principle use of the building.

Jim McAdams questioned what was the rationale for the increase in fees.

Bill Collins stated that it would make the developer or applicant pay their fair share of an application fee. He stated that if you have a 50,000 square foot building coming in, they are only paying the \$3,000 cap, where some smaller businesses are paying almost the same. This would allow it to be fair.

Jim McAdams stated that he felt the increase to a \$15,000 cap is too high.

David Wright questioned if someone were to come in now, could that application be dealt with under the proposed regulation?

Bill Collins stated that it could.

Patti Torr motioned to table the proposed changes to allow the Economic Commission to review and make comments.

Mike McDonnell seconded.

VOTE U/A

This item will be brought up under Old Business on April 23, 1991.

ITEM #3: Public hearing and recommendation from the Planning Board for Crown Color regarding extra building height, Section 170-25.2(C).

Bob Bersin represented the application.

Jim Richards questioned what predicated the height of the silos?

Bob Bersin replied that the 65 feet is the full capacity of a railcar, which is how the product will be shipped.

Joe Etelman asked what the diameter of the silos would be.

Bob Bersin replied 12 feet.

Jim Caliendo asked if the product would be raw plastic? How will the climate effect it? Is it hazardous at all?

Bob Bersin replied that it is not effected by the climate. The company also has plants in Toronto and Ontario, Canada as well as New Jersey. He also stated that the finished product would be the pellets, and that they are not hazardous.

Public hearing opened.

Kerry Forbes - Longhill Road - stated that he was in favor of the proposal.

Steve Griffin - DIDA - stated that they were in favor of the proposal.

George Maglaras - stated that he was in favor of the proposal.

Public hearing closed.

Mike McDonnell was concerned with what the building might look like on the outside.

Thom Forbes asked how the product would get from the silo into the building?

Bob Bersin replied that there will be five (5) inch pipes coming from the silos into the building, and that the product will be blown into the production line.

Jim Richards stated that this is what the Board originally wanted with regard to the height ordinance. He did not see a problem with the silos.

Jim Caliendo motioned to recommend to the Zoning Board of Adjustment that the sixty-five (65') foot height be allowed.

Mike McDonnell seconded.

VOTE U/A

ITEM #4: Old Business

No old business.

ITEM #5: New Business

- (a) Request from Strafford Appliance for a one year extension on their site plan approval.

David Wright motioned to approve a one year extension.

Mike McDonnell seconded.

VOTE U/A

- (b) Joint Space Needs Study

Bill Collins stated that the report recommends purchasing land for the elementary school and the construction of an elementary school. The report was referred to Board by the City Council so that it can be combined with the Master Plan. He stated that a public hearing would need to be authorized.

Jim Caliendo stated that he would like to hold a workshop meeting prior to the public hearing.

Jim McAdams felt that this was moving too rapidly.

David Wright stated that he would also like to have a workshop, but why couldn't a public hearing be held first to receive input from residents?

Patti Torr agreed.

David Wright motioned to authorize a public hearing for the first meeting in May, and a workshop to follow.

Patti Torr seconded.

VOTE 7-1 Jim Caliendo opposed, Joe Etelman abstained.

- (c) Littleworth Road Rezoning.

Bill Collins stated that he would like to hold a workshop meeting on Tuesday, April 16, 1991 at 6:00 PM to discuss potential rezoning.

- (d) Tolend Road

David Wright stated that there will be a hearing held by the EPA on the landfill on Tuesday, 4/16/91, at 7:30 PM.

- (e) Resignation Letter

Thom Forbes read resignation letter by Michael Hoffman.

ITEM #6: Adjourn

David Wright motioned to adjourn.

Patti Torr seconded.

VOTE U/A

Meeting adjourned at 8:00 PM