

MEETING MINUTES
DOVER PLANNING BOARD
JULY 10, 1990

MEMBERS PRESENT: Harold Preston, Jim Jalbert, Tom Forbes,
Jim Caliendo, Patti Torr, Mike McDonnell,
Joe Etelman, Dave Bibber, Mike Hoffman,
Jack Middleton, Kathy Wentworth, Dan Markey
Lionel Martel

MEMBERS ABSENT: Barry Maddix

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

Meeting called to order at 7:05 PM

Jim Caliendo stated that he would like to see any amendments
of the minutes put into the following minutes.

ITEM #1: Approval of minutes

Patti Torr stated that on Page 7, top of page, that she was
one of the opposing votes instead of Pete Bouchard, also that
on item 6A, she had abstained from voting.

Tom Forbes stated that on Page 6, after the public hearing
was closed his statement should read .. asked why the
original subdivision had not been brought in to be signed
yet. And that Brian Holt's reply should read.. replied that
the reason that it hadn't was that they wanted to record
everything together.

Harold Preston stated that ITEM #4 should have stated that
the land was owned by Briarwood Realty Trust instead of Peter
Widmark.

Tom Forbes motioned to approve the minutes as amended.

Patti Torr seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a
minor lot line adjustment of land owned by Lionel
G. Martel, Assessor's Map 37, Lot 65E, zoned R-12,
located on Roosevelt Avenue.

Lionel Martel represented the application.

Mike McDonnell motioned to accept the application.

Jim Jalbert seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Mike McDonnell motioned to approve.

Jim Jalbert seconded.

VOTE U/A

ITEM #3: Public hearing on the proposed rezoning of
Assessor's Map 28, Lot 1, from R-12 Single Family
Residential to Office

Bill Collins stated that Map 28, Lot 1 was currently built on, it is what is known as Doctor's Park. The offices were enabled to be there by obtaining variances from the Zoning Board of Adjustments. The abutting parcel Map 28, lot 37, is the parcel in which Michael Spinelli owns, and he petitioned the Planning Board to rezone this parcel to office. At the last meeting (June 26, 1990) the Planning Board approved this rezoning request and recommended it to the City Council.

Jim Caliendo asked if lots 2, 3, 4, 5, and 6 would be included in this rezoning.

Bill Collins stated no, and that they would remain R-12.

Tom Forbes asked what was the rationale on not including those lots?

Bill Collins stated that the lots have houses on all of them, and that most of the owners do not have any interest in rezoning at this point. He stated that the City is also concerned with the traffic flow, and since the lots that are proposed for rezoning are already established, the flow of traffic shouldn't increase.

Public hearing opened.

No comment.

Public hearing closed.

Jim Caliendo motioned to approve this rezoning and recommend to the City Council.

Joe Etelman seconded.

VOTE U/A

ITEM #4: Old Business

(a) Discussion of McIntosh College site plan.

Bruce Woodruff listed conditions of approval:

1. The erosion control siltation fence be extended down the length of the proposed swale on the plan;
2. A note be added to the plan that provides for the following: a. that the units be for McIntosh student housing use only until such time as the college seeks and receives approvals that would change this provision. b. that Resident Managers or Assistants be on site. c. that until further approvals are sought and granted, there be a maximum of 120 students housed in the student housing complex;
3. A note be added to the plan that states that recreational facilities be provided prior to issuance of the certificate of occupancy, and;
4. The exterior lighting plans and specs be approved by the Planning Department prior to building permit issuance.

Don Mitchell stated that he was concerned with the statement of who exactly resides in the dwellings. He felt that it was not necessary to include that on the plan since it is already part of the zoning ordinance. Also that the use being proposed for this is as an accessory use to the college which is allowed by zoning.

Bill Collins replied that the City is not proposing to change the zoning or to go beyond the zoning. The purpose of the comment is so that this housing is clearly stated as being an accessory use to the college, and that the units are not sold, rented or otherwise used other than housing for the college. At some point the college may not exist, or be under a different board of trustees, or whatever, and the Planning Board does not want the purpose of this housing to be misinterpreted so that in the future the college can assume they can do what they want with it. It is only for accessory use to the college, and if that does change then the college will have to come back before this Board, and the only other way it will change from an accessory use is if the zoning changes in that area where the college is no longer a non-conforming use but a permitted use.

Tom Forbes asked if the recreational facilities had been considered.

Bob DeColfmacher replied that there would be basketball courts on the campus, volleyball and also the students living in the dorms will be required to join The Works in Somersworth.

Tom Forbes also stated that he was still concerned with the lighting around the dorms. He felt that it should be approved by the Planning Department.

Jim Jalbert stated that the applicant might check with the Woodman Park School, they do rent out the gymnasium.

Patti Torr asked what was going to be done with the language of the condition with regard to the dorms.

Tom Forbes stated that he was comfortable with Bill Collins' recommendations.

Mike McDonnell stated that he also agreed with the recommendations, and that the units did not look like dorms in appearance.

Tom Forbes motioned to grant a conditional use permit and approve the application with the following conditions:

1. The erosion control siltation fence be extended down the length of the proposed swale on the plan;
2. A note be added to the plan that provides for the following: a. that the units be for McIntosh accessory use only until such time as the college seeks and receives approvals that would change this provision. b. that Resident Managers or Assistants be on site. c. until further approvals are sought and granted, there be a maximum of 120 students housed in the student housing complex.;
3. A note be added to the plan that states that recreational facilities be provided prior to issuance of certificate of occupancy, and;
4. The exterior lighting plans and specs be approved by the Planning Department prior to building permit issuance.

Jack Middleton seconded.

VOTE U/A

(b) Discussion of Dover Point Rezoning

Bill Collins stated that this is scheduled for public hearing on July 24, 1990. This rezoning started with a petition from

Malcolm McNeil's office for clients he is representing. We started to extend this rezoning to include all of the B-1 zone at Dover Point and also Benn's Marina. He stated that he felt more comfortable with acting on the original petition than the Board can consider rezoning the rest.

Harold Preston stated that the petition had to be answered first anyway.

(c) Discussion of Chamber of Commerce Impact Fee proposal

Steve Stancel explained how the proposal worked. Handed out numbers which showed the amount of money their proposal would have netted in a three year period noting that it would come out of the general fund. He further illustrated the additional amount of money the City would receive if the assessment was based on date of C.O as opposed to April 1 of each year.

Patti Torr motioned to table the Impact Fees.

Mike McDonnell seconded.

VOTE U/A

ITEM #5 New Business

- (a) Request for a time extension on the site plan by Dover Harbor Development Corp. (Waterview Terrace)

Jim Caliendo motioned to grant an extension for one year.

Joe Etelman seconded.

VOTE U/A

- (b) Other business

Bill Collins stated that the public hearing for the Transfer of Development Rights Ordinance is scheduled for July 24, 1990. There will also be a meeting at the Chamber of Commerce on July 18, 1990 at 5:00 to discuss the TDR proposal. Also, we are in the process of purchasing easements for Sixth Street sewer. These acquisitions will result in lot line adjustments, by law we are not required to go through the Planning Board process because the City is exempt.

Tom Forbes motioned to authorize Harold to sign the lot line adjustments for recording purposes.

Jack Middleton seconded.

VOTE U/A

Jim Caliendo motioned to adjourn.

Joe Etelman seconded.

VOTE U/A Meeting adjourned at 8:30 PM