

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Tuesday, July 13, 1976  
7:00 p.m.  
Municipal Courtroom  
Municipal Building  
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call, the following were present: Chairman Frank D. Estes, Mrs. Lois M. Schofield, Mr. Jared S.A. Clark, Mr. Pierre Bouchard, Attorney Douglas C. Gray.

Also attending were Planning Director Christopher Sheridan, Assistant Planner J.T. Fey, representatives of Foster's and WTSN and those people mentioned in the following minutes.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETING HELD ON MAY 25, JUNE 8, AND JUNE 22, 1976:

Moved by Clark, seconded by Bouchard, to approve as written. Unanimously approved.

ITEM NO. 3: PUBLIC HEARING RE: APPLICATION OF SPAULDING FIBRE CO., INC. FOR THE PROPOSED REZONING OF LOT H-368 ON KNOX MARSH ROAD FROM AN R-2B (MEDIUM DENSITY RESIDENCE) ZONE TO AN I-2 (INDUSTRIAL) ZONE:

Mr. Jack Smart, Vice-President of Fabrication, was present together with his Attorney and Mr. Bob Shoan of Spaulding Fibre.

Mr. Smart explained what the applicants intentions were for utilization of the land. He said there was less than 30 per cent probability that they would at some time build a lamination facility next to the proposed fabrication plant. Right now most of the lamination materials are made in New York State.

After looking at several other sites, Spaulding Fibre was directed toward the Tamposi and Leonard sites. The Leonard site, having 23 acres, good water, and railroad siding met the general requirements Spaulding Fibre was looking for in a plant location. He continued that they didn't want to be a nuisance to neighbors. Mr. Leonard has advised Spaulding Fibre that he would sell them the land only if he were contracted to do the construction job.

Mr. Shoan elaborated on the site search, description of Leonard's property, and a description of Spaulding Fibre, what the facility will consist of and three areas he felt are important for the Board to consider -- sewer, water, and traffic as it applies to the Leonard site.

Development will take place in three phases.

Phase I will be on the eastern side of Loose's property and the only access would be off the Knox Marsh Road, although discussion with Mr. Clark about the extension of the road proposed by the City and making it a loop received favorable feelings.

Mr. Shoan said they were concerned, as is the City, in protecting the building by tree buffers. Looking from Knox Marsh Road, one will not be able to see the plant. Parking would be in the rear with office parking out front.

Phase II is an expansion of Phase I - adding another 38,000 sq. ft., making the entire project 136,000 sq. ft.

Phase III is the laminating plant. This has a requirement for a railroad. The same access as I and II will be used and an additional 126,000 sq. ft. of manufacturing space will be added. This plant produces raw materials that fabricate to arrive at the finalized product. The proposal is to move the existing parking to the other side of the brook which divides the property. In addition to the parking lot being moved, they will also have a turn-around area for trucks and railroad siding. Also shown on the sketch were storage tanks for chemicals. The brook will be altered.

There will be considerable tree buffer between the plant and abutting property owners.

The entire phase of the construction of the laminating plant requires outside storage of materials which requires an I-2 classification. That guarantee must be given now and that's the reason for the request for I-2 zoning.

The Board was informed that Spaulding Fibre would be operating under strict Federal regulations for both pollution (EPA) and Safety (OSHA) and they are more stringent for new plants than older ones. Plans must be approved before permission is granted. Insurance companies also have very stringent regulations,

Spaulding Fibre will be using processed water in each of the phases represented here. However, the requirement for water is minimal and will be in a closed system. In addition, they have water requirements for a sprinkler system.

Bob Herlihy said there are two items he felt should be taken into consideration. One is the health hazard connected with asbestos products and the other is the traffic situation. Right now it's impossible to make a western turn on Route 155 between 6:30 and 7:30 in the morning.

Mr. Arnold Peters, 55 Old Rochester Road, said he would like the Planning Board to take into consideration that Spaulding is negotiating in Rochester. He said that he would like to see them come to Dover. He reminded the Board, however, that it was its responsibility to make certain that when it rezones, Spaulding Fibre is going to buy it. He felt it should not be rezoned on speculation.

In response to Mr. Peter's statement, Spaulding Fibre answered that before the Council votes to rezone, Spaulding Fibre will make a firm commitment.

Mr. Sheridan asked if there would be any other type of gas or other substances emitted during the manufacturing process that might be coming in Phase III. It was noted that they will have curing operations which must be handled in systems which discharge in the air. They will have a recycling system that burns organic fuel and also handles some of the solid wastes that are curable. Whatever system is put in, it will take care of the fumes by either incineration or absorbing them. In Phases I and II there will be no emissions.

Moved by Mrs. Schofield, seconded by Mr. Bouchard, to recommend to the City Council that the land be rezoned to I-2 (Industrial) from its present classification (R-2B - Medium Density Residence).

In reaching this favorable recommendation, the Planning Board considered the comprehensive nature of the proposed reuse, the existing topographic condition of the site which permits significant tree cover, and the current nature of existing land uses in the general vicinity of this parcel which are predominantly industrial in nature. Mr. Gray abstained from voting on this item.

ITEM NO. 4: PUBLIC HEARING RE: LIMITED SUBDIVISION OF LAND OWNED BY PFP, INC. LOT 43C, ASSESSOR'S MAP 25 ON PORTLAND AVENUE:

Mr. Spinelli, the applicant, was present.

What is contemplated here is the subdivision of the lot into two parcels and the utilization of one parcel for apartment house construction.

The land is zoned B-3 which requires Zoning Board of Adjustment approval as a variance.

Mr. Spinelli has been successful in getting this variance in the past at this location.

The proposed parking and landscaping was then discussed.

Moved by Clark, seconded by Mrs. Schofield, to table this item until the next Planning Board Meeting on July 27 in order that a site inspection could be made. Attorney Gray abstained from voting on this item and the remainder of the Board voted in favor.

ITEM NO. 5: PUBLIC HEARING RE: LIMITED SUBDIVISION OF LAND OWNED BY REV. EDDIE WOTTON, ASSESSOR'S MAP B, LOT 12A ON COUNTY FARM CROSS ROAD:

Mr. Wotton desires to sell the smaller parcel and construct a new house on the 5.1 acre parcel. Approval has been obtained from the N.H. Water Supply and Pollution Control Commission. This would require a waiver of the Driveway Ordinance.

Moved by Gray, seconded by Mrs. Schofield, that this be approved with a waiver of the Driveway Ordinance. Unanimously approved.

ITEM NO. 6: CONTINUATION OF HEARING ON LAND OWNED BY THE HYDER BROTHERS,  
ASSESSOR'S MAP 38, LOT 9 ON MIRACLE MILE:

Attorney Frank Jones was present, together with Mr. Hyder. Mr. Courteau was also present.

An agreement was given to the Planning Board with the following conditions thereon:

1. Lot B may only be transferred or sold as a whole lot, comprised of a section in Dover and a section in Rollinsford. The Dover section of the lot is to be used for parking and may not be built upon.
2. The documents for any sale of Lots A, B and C shown on the plan submitted shall provide for a right of way Fifty (50) feet in width leading from Central Avenue to Lots A & B. The City of Dover and the Town of Rollinsford shall not, by reason of approval of this subdivision, assume any responsibility for the upkeep, maintenance and parking control for said right of way.
3. That any sale or transfer of Lot B or Lot A shall provide for a right of way from Central Avenue over Lot C for the purpose of permitting access to said Lots B and A.
4. That any sale or transfer shall provide that Lot C shall have the right to use the right of way From Central Avenue adjacent to Lot A and Lot B for purposes of ingress and egress, in common with Lot B, Lot A and Driscoll Realty, Inc.
5. That any sale or transfer of Lot B shall provide for a parking easement over a portion of Lot C adjacent to Lot B for the purpose of parking motor vehicles so that when taken in conjunction with Lot B, there shall be spaces for 180 motor vehicles.
6. The City of Dover and the Town of Rollinsford shall not, by reason of approval of this subdivision, assume any responsibility for water and sewage facilities servicing Lots A, B and C. The documents of sale or transfer of Lots B and C shall contain such easements and other agreements as may be necessary to maintain such services as they presently exist for Lots B and C.

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Addition: 1A Lot C may only be transferred or sold as a whole lot, comprised of a section in Rollinsford, the Dover section of the lot to be used for parking and may not be built upon.

Mr. Courteau expressed concern with the timing of this subdivision.

Mr. Gray said he wanted to see a declaration of restriction on file.

Moved by Clark, seconded by Gray, to accept subject to receiving satisfactory documentation in terms of restrictions. Unanimously approved.

Attorney Jones agreed to submit this on the following day.

A final vote of approval will be made at the following day.

ITEM NO. 7: DATE FOR PUBLIC HEARING ON BERMAN LAND ON KNOX MARSH ROAD:

Mr. Boothroyd, representative of Hoyle, Tanner & Associates, spoke concerning this piece of property. Mr. Clark explained that this was to be divided into four parcels.

A public hearing date was set for July 27, at 7:00 p.m. in the Municipal Courtroom, Municipal Building.

Also on the Agenda for that evening would be a continuation of the Spinelli request for a subdivision on Portland Avenue and a continuation of public hearing of subdivision of Hyder Brothers.

ITEM NO. 8: ADJOURNMENT:

Moved by Gray, seconded by Clark, to adjourn. Unanimously adopted.

Respectfully submitted,

Lois M. Schofield  
Clerk

LMS:c