



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: McConnell Center, Room 306, Dover, NH 03820  
Meeting Date: **Tuesday, August 26, 2014**  
Meeting Time: **7:00 pm**

**Members Present:** Dennis Ciotti (Chair), Kirt Schuman (Vice Chair), Tom Clark, Frank Torr, Lee Skinner, Gary Green, Dave White, William Garrison (Councilor), Catherine Plante, Christopher Lawrence (Alternate), Maggie Fogarty (Alternate), Gina Cruikshank (Alternate)

**Staff Present:** Steve Bird (City Planner), Diane Britt (Recording Secretary)

The Chair began meeting at 7:02 p.m.

### 1. CITIZENS' FORUM

*Citizens Forum Open. Nobody Spoke. Citizens Forum Closed*

### 2. APPROVAL OF THE PRIOR MINUTES

- August 12, 2014 Regular Meeting Minutes

**Motion:** K.Schuman made a motion to approve the August 12, 2014 Regular Meeting Minutes. Seconded by F.Torr.

T.Clark stated he wants added "Motion Passes" at the bottom of page 4 where the vote is recorded.

Vote: U/A

### 3. OLD BUSINESS

- A. Consideration and possible vote on a Conditional Use Permit for reduced parking per Chapter 170-44-I for International Cars Limited, (Owners: M & E Jespersen Realty, LLC & Mario & Janet Dimambro), Assessor's Map K, Lots 40, 40A, 40C & Assessor's Map 17, Lot 15, zoned B-3 & R-12, located at 5 Dover Point Road & 4 Elliot Park. \*(P14-46)
- B. Consideration and possible vote on a Site Plan for International Cars Limited, (Owners: M & E Jespersen Realty, LLC & Mario & Janet Dimambro), Assessor's Map K, Lots 40, 40A, 40C & Assessor's Map 17, Lot 15, zoned B-3 & R-12, located at 5 Dover Point Road & 4 Elliot Park. (Demolish existing building and construct new 46,483 sq. ft. building with 308 parking spaces). \*(P14-47)

**Motion:** K.Schuman made a motion to remove items 3A and 3B from the table. Seconded by F.Torr. Vote: U/A

*The Chair announced that items 3A and 3B would be heard together and voted on separately.*

Attorney Richard Uchida represented the applicant and owners, and stated he was here with Marshall Jespersen, an owner, Nancy Oser, the General Manager of Dover Chevy and Dover Honda, Jason Hill of TF Moran, and Jonathan Holley and Jonathan Smith of Warren Street Architects. He summarized the plans to



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demolish the present Dover Honda building and redevelop and reconstruct the dealership. They are here for a Conditional Use Permit for reduced parking and for the site plan with four waiver requests. He stated there was a site walk on August 5, 2014 and they are in agreement with the recommended conditions of approval.

Regarding the bus stop in the area of the dealership, per their discussions with COAST, they would like to continue having the bus stop there. As part of the reconstruction of the site, the dealership has agreed to install a slab next to the sidewalk so that handicapped people can get on the bus.

D.Ciotti wanted to know the location of the bus stop.

Atty. Uchida stated the bus stop is next to the driveway opening for the Chevy dealership. He stated because of the light volume COAST did not need a covered stop, but they wanted a more formal stop.

L.Skinner asked if the pad that is going to be put down is large enough for a covered stop in the future.

J.Hill said that COAST requires a minimum pad of 4 x 3 ft. for a covered stop and the proposed pad will be 8 ft. wide x 5 ft. deep.

W.Garrison stated that the garage bays will be on the north side, closer to the residents adjacent to that area, and wanted to know the hours of operation for the service department and if noise would be a problem.

M.Jespersion stated the hours of operation currently are 8 a.m. to 5 p.m. and he stated the majority of the noise would be generated from opening and closing the garage doors.

W.Garrison asked if it was possible to put in a stipulation to restrict the hours of operation.

M.Jespersion stated he was loathe to make a promise to alleviate a problem that has not occurred yet. He stated if there is noise became a problem in the future, he would address the problem by moving the work to the bays on the other side of the building.

W.Garrison stated that the service bays are going to be closer and trees are being removed, and he explained his concern stems from situations in the past where there has been no recourse to resolve noise problems for residents living near businesses.

M.Jespersion stated they have had an operation for many years in another location like the one being discussed and have never received a complaint about noise. He stated they will work hard at being good neighbors and will be sensitive to complaints.

W.Garrison wanted to confirm details regarding the parking plan, should there be a need for more parking for customers or employees.

M.Jespersion stated they have an off-site inventory storage lot/parking area in Rowley, MA that is about 8 acres in size which they will use to create more parking at the Honda dealership if and when it is needed.



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L.Skinner expressed his concern that tire rotations are noisy and that there is not a good noise ordinance in Dover.

Atty. Uchida said they intend to be good neighbors. He stated there will be better landscaping and fencing so that sound not be a problem. The building is fully air conditioned and ventilated and he anticipates doors to service bays will be closed during business hours.

G.Green stated he was pleased to see that they will be using porous pavement. He asked if there will be a reserved parking area for the retail customers.

Atty. Uchida explained that the parking spaces for customers are along the front of the building and he pointed out another area for retail and service customers, and he stressed that inventory will be managed so that there is enough parking.

**Motion:** K.Schuman made a motion to remove the public hearing from the table. Seconded by C.Plante.  
Vote: U/A

*Public Hearing Open. Nobody Spoke. Public Hearing Closed.*

D.Ciotti commented in regards to Consistency with Land Use Regulations in the staff memo that he would like to make a change to the second paragraph, last sentence, that a vehicle inventory storage area “shall” be utilized. Regarding the COAST bus stop condition of approval, his preference is to leave it up to Planning Department approval. Regarding noise, he stated he thought the use of the outside speaker system is limited to certain hours. The lights will be on a timer and they will be dimmed earlier.

### **STAFF RECOMMENDATION (P14-46)**

The Planning Department recommends the Planning Board approve the Conditional Use Permit with the following conditions:

#### **Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:**

1. The Site Plan (P14-47) for the property must be approved.
2. A formal agreement between the Planning Board and the applicant shall be prepared and recorded at the Strafford County Registry of Deeds.

S.Bird stated, based on the Chair’s comments, he would suggest adding 2(a) a provision to the formal agreement that if customer and employee parking demands increase the vehicle inventory storage area “shall” be utilized.

K.Schuman stated he would like to add to that wording that “an off-site” vehicle inventory storage area shall be utilized so that it would not be mandated that only the Rowley storage area be used.

There was discussion regarding the above condition and if it was necessary to include it.

S.Bird read the conditions of approval including the additional language for 2(a).

F.Torr disagreed with adding 2(a) into the conditions of approval.



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D.Ciotti asked for a show of hands of board members who wanted to include 2(a), and it was decided not to include 2(a) with the conditions of approval.

**Motion:** K.Schuman made a motion to approve subject to the original staff recommendations. Seconded by G.Green. Vote: U/A

### **STAFF RECOMMENDATION (P14-47)**

The Planning Department recommends the Planning Board approve the application with the following conditions:

#### **Conditions to Be Met Prior to Signing of Plans:**

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The approval includes the granting of the waivers requested for the reasons stated by the applicant and staff. The Board finds that the criteria of Chapter 149-19.A have been met.
4. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
5. The applicant shall have the Drainage Analysis reviewed and approved by the City Engineer.
6. The applicant shall complete a Lot Merger Form and have it recorded at the Strafford County Registry of Deeds.
7. The applicant shall prepare easements to address cross access, drainage and utility lines between the two lots. Said easements shall be reviewed as to form by the City Attorney.
8. The applicant shall revise the plan to add the NH Department of Environmental Services Alteration of Terrain Permit number and provide the Planning Department with a copy of the permit.
9. The applicant shall revise the plan to add the standard note regarding the installation of a security system.
10. The applicant shall revise the Landscape Plan to add a note that the 36" Maple tree adjacent to Map 17, Lot 14 or 4: will be preserved.
11. The applicant shall revise the plan to add a COAST bus pull-over along Dover Point Road in front of the Chevy dealership with Planning Department approval.

#### **Condition to Be Met Prior to Any Construction Activity:**

12. Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 8 AM-5 PM, with no Sunday hours. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development.

#### **Conditions to Be Met Prior to Issuance of a Building Permit:**

13. Any new building shall pay the current impact fees in place at the time of building permit application, with credit given for the existing building.
14. Any new building shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.

#### **Condition to Be Met Prior to Issuance of a Certificate of Occupancy:**

15. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
16. If noise complaints occur the applicant shall work with the Planning Department and the Police Department to resolve the issue.



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There was discussion that there are notes on the plan that state the speaker system hours are reduced and the lighting will be dimmed earlier.

W.Garrison asked if a condition of approval could be included regarding noise such as “the applicant will change the hours of operation to limit the noise”, or “the applicant will address any noise concerns”.

D.Ciotti explained that there are other issues going on in town where there are infractions and the board has no authority to remedy the problem. He suggested that there be a condition of approval that the applicant agrees to work with the Planning Department and the Police Department to resolve any noise complaints. He also requested that the condition regarding the COAST bus stop include that it will be “installed with Planning Department approval”, as he wants to ensure that the final design and installation meets City and COAST requirements.

S.Bird stated they would rely heavily on COAST to review the final design but this condition is acceptable.

There was discussion that the applicant should have the ability to replant the arborvitae if needed, and that not every arborvitae that is there now will remain.

**Motion:** F.Torr made a motion to approve subject to the conditions set forth by the Planning Department. Seconded by C.Plante. Vote: U/A

#### 4. NEW BUSINESS

*The Vice Chair stated that items 4A, 4B, 4C and 4D would be heard together and would have one public hearing but will be voted on separately.*

- A. Consideration and acceptance of a Conditional Use Permit per Chapter 170-20-B for The Housing Partnership, (Owner: Roman Catholic Bishop of Manchester, NH), Assessor’s Map 27, Lots 2, 3, 4 & 15, zoned CBD-General, located at 577 Central Avenue. (Relief from 75% building coverage requirement and from requirement that the building be 24 feet or less from side property line). \*(P14-32)
- B. Consideration and acceptance of a Conditional Use Permit for reduced parking per Chapter 170-44-I for The Housing Partnership, (Owner: Roman Catholic Bishop of Manchester, NH), Assessor’s Map 27, Lots 2, 3, 4 & 15, zoned CBD-General, located at 577 Central Avenue. \*(P14-33)
- C. Consideration and acceptance of a Conditional Use Permit per 170-20-B for The Housing Partnership, (Owner: Roman Catholic Bishop of Manchester, NH), Assessor’s Map 27, Lots 2, 3, 4 & 15, zoned CBD-General, located at 577 Central Avenue. (Relief from prohibition of residential on first floor). \*(P14-51)
- D. Consideration and acceptance of a Site Plan for The Housing Partnership, (Owner: Roman Catholic Bishop of Manchester, NH), Assessor’s Map 27, Lots 2, 3, 4 & 15, zoned CBD-General, located at 577 Central Avenue. (One mixed use 5-story building (60,918 sq. ft.) with 41 residential units and 14,018 sq. ft. of commercial space and one 21,170 sq. ft. 2-story building with 6 residential units). \*(P14-34)



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Attorney Christopher Wyskiel represented the applicant, The Housing Partnership. Also with him were Marty Chapman, Executive Director of The Housing Partnership, Jack Peduzzi, Senior Project Manager, John Chagnon, Ambit Engineering, and Michael Lassell, Architect.

Atty. Wyskiel gave background information about The Housing Partnership and the areas it services. He explained that this is a mixed use development consistent with the Central Business District zoning. The Housing Partnership is the buyer's side of an option agreement with the Roman Catholic Bishop of Manchester on behalf of and in trust for the Parish of the Assumption which is the steward for the St. Charles property. He stated there will be 6,500 sq. ft. of office space, 3,000 sq. ft. of retail space, 5,000 sq. ft. of first floor space that is targeted for a Pre-K program, and 47 housing units, 41 of which will be workforce oriented, and 6 of which will be market driven units in a separate building fronting Park Street. There is a possibility that the 6 units could be changed to elderly housing or age restricted housing. The 41 units of workforce housing is the appealing portion of this mixed use project to the diocese. The property is being sold and the option agreement and the purchase and sales agreement are currently being negotiated. The property will be passed on by deed with significant use restrictions and the workforce component is mission-consistent with what the diocese does. He stated there appears to be a need for workforce housing in Dover as demonstrated by Woodbury Mills being mostly rented out in less than half the time expected. He explained that the applicant is in agreement with all staff recommendations except the one that states that none of the vehicles used for the businesses occupying the non-residential portion of the building will park on the lot overnight, and he gave the reasoning behind this.

D.Ciotti asked him to qualify the request to not park vehicles overnight and asked how many vehicles would be used in the daily operation of the businesses that would be there.

Atty. Wyskiel stated there are ongoing negotiations with one prospective tenant who may have a need for at least two vans or a couple extra cars. He explained the parking situation at Woodbury Mills would be similar to this project, and they found that one car per unit is the appropriate ratio for users of workforce housing. The other 6 units would have 2 parking spaces per unit, so the total number of parking spaces needed is 53, and the site plan includes 72 parking spaces.

Further discussion ensued regarding parking and the concern that the commercial and/or retail tenants of the property would not occupy the parking spaces at night where the residents park.

John Chagnon, Ambit Engineering Inc., stated a proposed tenant may need between 2 to 5 of those parking spaces. He stated they understand the board's concern. He explained details about the site, elevation differences, the drainage plan for the site, and the positioning of the buildings and the number of stories in each building. He spoke about traffic patterns for the site, existing utilities and planned changes, landscaping plans, demolition plans, sidewalk and crosswalk plans. He reviewed information from the parking and traffic study.

F.Torr stated he thought the landscaping plan for the property was not adequate and he also wanted to know if they received a response from the New Hampshire Division of Historical Resources regarding the new structure replacing the existing one.

J.Chagnon stated that the applicant is working with the neighbors about screening with a fence or vegetation.



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M.Chapman explained that they are working with the NH Division of Historical Resources to put a commemorative plaque or exhibit at the site and there will be a public meeting regarding this.

C.Plante stated her concern about the parking plan and the assumptions that were used in the parking analysis. There was clarification that Head Start will be running the pre-K program on the first floor and they have a 7:30 a.m. drop off time and a 2:30 p.m. pick up time.

There was discussion regarding the applicant's project at Woodbury Mills, that it is 100% workforce housing which means that tenants are working families with a few seniors on fixed incomes.

G.Green expressed his concern that snow storage could compromise visibility for drivers on the site.

J.Chagnon stated that only small amounts of snow will be stored and for large snowfalls the snow will be removed from the site.

Lengthy discussion ensued regarding the adequacy of the proposed parking plan, the requirement that workforce housing will be there for a minimum of 30 years due to funding, a crosswalk that was removed with the support of the Police Department, pedestrian access to the Park Street park and that the applicant is planning to put a sidewalk in along their frontage on Park Street, that there is adequate on-street parking in the area, that Coast plans to keep their bus stops at Ham Street and New York Street and will remove the bus stop at the old crosswalk, and that the electric service is prevented from coming into the site underground due to a Verizon easement that gives them underground rights, so it will come in on overhead wires from the street and then will go underground.

Atty. Wyskiel requested that, for the condition of approval #2 for the Conditional Use Permit for reduced parking, the word "none" be replaced with "no more than five".

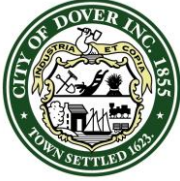
**Motion:** G.Green made a motion to accept items 4A, 4B, 4C and 4D. Seconded by D.White. Vote: U/A

### *Public Hearing Open*

Blaine Glidden, 16 Nile Street, stated he owns the property at 8-10 Park Street and he would like the fence to remain or be removed and replaced because, without the fence, this area becomes a cut-through. He does not think it would be a good idea to plant vegetation there. His other concern is the drainage cistern in the parking lot which sits approximately 12-15 feet higher than the grade of the floor of his garage which is about 25 feet away and when it is saturated his garage may flood.

Megan Miller, Apt. 603, Chestnut Street, stated she has a petition to save the St. Charles Church from demolition and is seeking signatures.

Mary Hebbard, 97 Spruce Lane, expressed her concern that this proposal should not be considered for this property, there is no demonstrated need for workforce housing, and that the Gateway zoning changes are a mistake and should be repealed.



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Phyllis Woods, 1 Barry Street, stated she was concerned about one entrance to the site and the left hand turn lane to exit the site, parking along Central Avenue, and the lack of open space on the site.

Catherine Cheney, 9 Snow's Court, stated she received a lot of phone calls about this project. She wanted to know if this project was part of the LIHTC (Low Income Housing Tax Credits) program.

Karen Weston, 42 French Cross Road, stated she also received a lot of phone calls today. She had questions regarding HUD financing and workforce housing, and if it could change to subsidized housing in the future. Her other concern is changing crosswalks and the process for doing that.

Mary Ann Cooper, 45 Elm Street, stated that she is sad that St. Charles may be demolished, and that three churches in Portsmouth have been preserved. She suggested that, if the project is approved, the name could be changed to St. Charles Commons.

Rick Hebbard, 97 Spruce Lane, expressed his concern that there is no demonstrated need for a project of this kind and suggested the board consider what is best for the community when voting on it.

### *Public Hearing Closed*

J.Chagnon stated they would accept a condition of approval to replace the fence along the boundary line with Mr. Glidden's property, that they will improve drainage and build a retaining wall, and that the plan will be reviewed and approved by the city engineer.

Atty. Wyskiel explained that the diocese requested that the property buyer not use the name of the parish, and he stated they think there will be adequate on-site parking available.

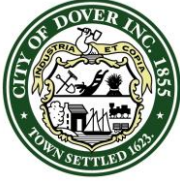
D.White explained that the crosswalk was removed after going through the proper channels.

M.Chapman explained the term "workforce housing", and went elaborated on LIHTC, which is overseen by the IRS, the NH Housing Finance Authority, and the process by which expenses for the project are covered. He stated he spoke with Mr. Glidden who is agreeable to the type of fence that will replace the existing fence bordering his property.

There was discussion regarding tax credits which are sold to for-profit investors and that the applicant will pay property taxes. There was clarification about income thresholds for workforce housing, and that the state law requires communities to provide opportunities for workforce housing.

Lengthy discussion ensued regarding the left hand turn, and if the proposed building and the bend in Central Avenue or trees would affect visibility, and that parking on Central Avenue is restricted 70 feet from entrance for the needed sight distance.

D.White proposed a condition of approval to be that fencing be installed along the property lines for abutters at #4, #8 and #12/#14 Park Street.



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The Chair read into the record two emails received from Brian Fruh, 157 Locust Street, and Paul Karoutas, 3 Kennedy Circle, who owns property at 595 Central Avenue which directly abuts the church, and both did not support this project.

G.Green expressed his concern that parking regulations are not being followed and that the parking analysis for the site might not work in the future. He gave statistics from the NH Housing Finance Authority regarding declining home ownership and the growing senior citizen population. He questioned the logic for granting waivers and conditional use permits for the applicant.

L.Skinner stated he was reluctant to provide a speedy approval for this project. He would like a site walk because there is a lot of information that he would like to understand regarding this application.

W.Garrison stated he agreed and that he needed more time to absorb the information being presented.

**Motion:** W.Garrison made a motion to table items 4A, 4B, 4C and 4D for a site walk. Seconded by L.Skinner. Vote: 8/1 – Tabled (White – No)

F.Torr stated he would like communication from the NH Division of Historical Resources as to what they recommend. He also stated he wants the traffic study peer review to be done before any action is taken.

D.Ciotti agreed that a site walk is in order because this is a big project and there are many questions that need to be answered. Discussion followed that September 9 is primary day and that the Director of Planning would like to have one Planning Board meeting in the month of September which is scheduled for September 23. It was decided that the site walk will be on Thursday, September 11, 2014 at 5:30 p.m.

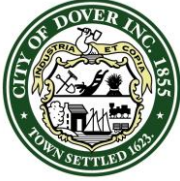
K.Schuman requested that the Central Avenue driveway location and turning lanes be marked off.

C.Plante asked if somehow the height of the buildings could be referenced for the site walk.

*A 15-minute recess was taken at 9:55.*

- E. Consideration and acceptance of a Conditional Use Permit for Littleworth Road Solar LLC, (Owner: Bruce Caswell), Assessor's Map G, Lot 31, zoned I-2, located at 68 Littleworth Road. (2,400 sq. ft. of impact to 50 foot wetlands buffer). \*(P14-52)
- F. Consideration and acceptance of a Site Plan for Littleworth Road Solar LLC, (Owner: Bruce Caswell), Assessor's Map G, Lot 31, zoned I-2, located at 68 Littleworth Road. (35,620 sq. ft. of solar arrays). \*(P14-53)

Andrew Kellar, the applicant, founder of New Hampshire Solar Garden, explained that community solar is an array of solar panels in one spot that will share energy with others in the area as long as they are with the same utility company. He explained the five components needed to set up a solar array: a suitable site, approval from the power company for the solar array, enough participating group members who will receive power, approval from the state, and a local permit. He has a lease in place with the land owner to have this solar array in an open field on that land. He has gotten approval from PSNH to construct the solar array.



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He has found participants for this project who would receive energy at a discount. He has gotten approval from the state utility commission, and he has gone through the local permit process. This site has a lot of wetlands and the solar placement will be in the wetland buffer. Due to this they went before the Conservation Commission and have followed their recommendations and incorporated the changes into the plans. He stated Anthony Cleaves, engineer with Whitman & Bingham Associates, was with him tonight to answer any technical questions.

F.Torr asked if the location was a problem for planes landing at Pease.

A.Kellar stated the location is far enough away from the airport that it will not be a problem.

L.Skinner asked how many panels would be installed and what their wattage rating was.

A.Kellar explained that 1200 panels would be installed and each was 410 watts.

C.Plante confirmed with A.Kellar that Littleworth Road Solar LLC was for profit and wanted to know the plan for the solar array when the lease was up.

A.Kellar explained that it was a 20-year lease with two 5-year extensions. There is a decommissioning plan to put the land back to its original condition. He explained many details regarding maintenance of the array and the location for access to the array.

S.Bird asked that the four recommendations from the Conservation Commission be explained.

A.Cleaves went over access for construction and constructing sequencing, two options for erosion control barriers, and a cross section of what will be under the panels. Also details regarding vegetation control were added to the plan. He stated standard site plan notes have been added to the plan per the staff memo.

S.Bird confirmed with A.Kellar that the height of the array and panels would be 4-1/2 to 6 feet depending on the elevation drop.

D.Ciotti asked if the panels were hooked up to an inverter above ground or below ground, and wanted to know if the arrays are fixed and what direction they faced.

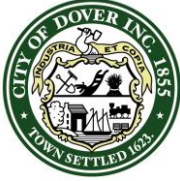
A.Kellar stated the wires come off the poles at the street and then go below ground, come up to a pedestal with a meter, and from that point go underground to the array location. He explained that the panels are fixed, face south, and that they would cause no glare to oncoming traffic.

**Motion:** K.Schuman made a motion to accept items 4E and 4F. Seconded by F.Torr. Vote: U/A

*Public Hearing Open. Nobody spoke. Public Hearing Closed.*

### **STAFF RECOMMENDATION (P14-52)**

The Planning Department recommends the Planning Board approve the Conditional Use Permit with the following condition:



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### Condition to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The Site Plan (P14-53) for the property must be approved.

### STAFF RECOMMENDATION (P14-53)

The Planning Department recommends the Planning Board approve the Site Plan with the following conditions:

#### Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plan to add the pedestal location and location of the underground electric line.

There was discussion regarding putting screening between the road and the array but that the Energy Commission does not want to hide it and would prefer to publicize it.

A.Kellar stated the array is about 280 ft. off the road and the elevation goes down, so it would be difficult to screen it.

**Motion:** F.Torr made a motion to approve item 4E subject to conditions set forth by the Planning Department. Seconded by G.Green. Vote: U/A

**Motion:** L.Skinner made a motion to approve item 4F. Seconded by K.Schuman. Vote: U/A

- G. Consideration and acceptance of a Minor Lot Line Adjustment for Gary & Lois Winters and Carl & Catherine Aichele, Assessor's Map 12, Lots 41 & 45, zoned I-2, located at 50 Silver Street & 31 Summer Street (35,620 sq. ft. of solar arrays). \*(P14-55)

Kenneth Berry, Berry Surveying and Engineering, represented the applicants. He explained that the Winters have a small back yard and have negotiated an agreement with their neighbors, Carl and Catherine Aichele, to purchase 1/10 of an acre of land from them. They are asking the board for approval of this minor lot line adjustment.

**Motion:** F.Torr made a motion to accept the application. Seconded by K.Schuman. Vote: U/A

*Public Hearing Open. Nobody spoke. Public Hearing Closed.*

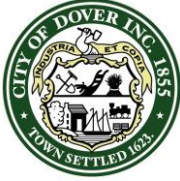
### STAFF RECOMMENDATION (P14-55)

The Planning Department recommends the Planning Board approve the Minor Lot Line Adjustment with the following conditions:

#### Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P14-55 to the title block.

S.Bird stated that Lot 41 would become conforming in terms of lot size if this is approved.



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: McConnell Center, Room 306, Dover, NH 03820  
Meeting Date: **Tuesday, August 26, 2014**  
Meeting Time: **7:00 pm**

**Motion:** F.Torr made a motion to approve. Seconded by W.Garrison. Vote: U/A

### 5. STAFF COMMENTS

S.Bird stated he is looking for a Planning Board member to volunteer for the climate change project and stated it would be a 6-month commitment.

He stated that an application that went before the Technical Review Committee for a child care facility at 36 Olive Meadow Lane was approved.

He reminded members to sign up for the Municipal Law Series by tomorrow.

He stated that packets include a letter from Anthony McManus regarding the Gateway Zoning District and there is also a notice about the CWDAC public forum to be held on September 8, 2014 at 6:00 p.m.

### 6. MEMBER COMMENTS

F.Torr stated at the August 19, 2014 CWDAC meeting the withdrawal letter was accepted from Dickinson and he feels there is a great likelihood that this development could move forward with many developers.

S.Bird stated he forgot to mention the Heritage Zoning Amendment information that is included in packets. There will be a more in depth presentation on this at the September meeting. It was confirmed that the Silver Street reconstruction has begun.

C.Plante stated she felt applicants are being put in a hard place with the requirement for 75% building coverage and for adequate parking. She also confirmed with D.Ciotti that there will be no Planning Board meeting on September 9, 2014.

G.Green stated they failed to achieve a quorum at the last Sign Committee meeting and the meeting was cancelled.

L.Skinner spoke about Olive Meadow Lane and that he feels traffic could become a problem with all that is going on there. He also expressed concern about the amount of zoning district changes that have occurred in the few years that he has been a board member.

### 7. ADJOURNMENT

**Motion:** G.Green made a motion to adjourn at 10:55 p.m. Seconded by C.Plante. Vote: U/A