

**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, October 14, 2014**  
Meeting Time: **7:00 pm**

**Members Present:** Dennis Ciotti (Chair), Kirt Schuman (Vice Chair), Frank Torr, Lee Skinner, Dave White, William Garrison (Councilor), Catherine Plante, Christopher Lawrence (Alternate), Gina Cruikshank (Alternate), Maggie Fogarty (Alternate – arrived at 9)

**Members Not Present:** Tom Clark, Gary Green

**Staff Present:** Christopher Parker, Planning Director, Jean Glidden (Recording Secretary)

The Chair began the meeting at 7:01 p.m.

### 1. CITIZENS' FORUM

*Citizens Forum Open - Nobody Spoke - Citizens Forum Closed*

### 2. APPROVAL OF THE PRIOR MINUTES

- September 23, 2014 Regular Meeting Minutes & October 1, 2014 Joint Meeting Minutes with City Council.

**Motion:** K.Schuman made a motion to approve the August 26, 2014 Regular Meeting Minutes and the October 1, 2014 Joint Meeting Minutes. Seconded by B.Garrison. Vote: U/A

### 3. OLD BUSINESS

- A. Amendment to the conditions for a previously approved Open Space Subdivision (03/22/2011) for Changing Places, LLC, Assessor's Map A, Lot 45A-2, zoned R-40, located at Olive Meadow Lane. (P10-50D)

Scott O'Neil, Changing Places LLC, stated that one of the conditions on the plan was to indicate that all street lights shall be solar powered. In discussions with our electrical contractor and lighting supplier they had mentioned that there are complexities in servicing a solar light and high costs of battery packs when a solar light is installed opposed to the standard street light. We met with City Engineer, D.White to discuss the change and we have come up with an agreed location for the street lights.

L.Skinner asked who did the cost benefit analysis?

S.O'Neill stated that it was a discussion between the supplier and the City Engineer. They have battery packs and when they have to be replaced they are quite expensive.

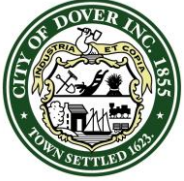
**Motion:** K.Schuman made a motion to accept the application. Seconded by C.Lawrence. Vote: U/A

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

### STAFF RECOMMENDATION:

The Planning Department has discussed with Community Services Department and they encourage the Board to make the change. Staff supports the request.

**Motion:** K.Schuman made a motion to approve the amendment. Seconded by C.Plante. Vote: U/A



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### 4. NEW BUSINESS

- A. Public Hearing on proposed amendments to the Zoning Ordinance (Chapter 170), per NH RSA 675:2 & 675:7, to create a Heritage Residential (HR) District, and to rezone properties on Cushing St., Lexington St., Richmond St., West Concord St., Towle Ave., Clifford St., Parker St., Hamilton St., Summer St., Elm St., Spring St., Trakey St., & Trask Dr., and on portions of Locust St., Fisher St., Belknap St., Rutland St., Silver St., & Washington St. to the HR District. The amendments establish permitted uses, uses permitted by CUP, dimensional regulations, sign regulations, and architectural standards. The text of the amendments is available in Planning Dept. & at [www.dover.nh.gov](http://www.dover.nh.gov) located under City Documents & View Current City Reports.

Timothy Corwin, Assistant City Planner reviewed the history, goals and proposed regulations contained within the amendment, which was posted on September 23, 2014.

W.Garrison stated that he is the Councilor for the majority of that district and was heavily involved. He was impressed with the people in those areas to come out and attend the meetings and the public input was wonderful. He stated that he doesn't recall public input on the range with an accessory structure setback. We may want to discuss that at the next meeting.

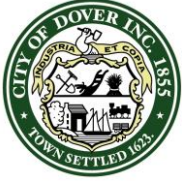
C.Parker reminded the Board that tonight is the opportunity for the public to give you feedback on the proposed amendment. He suggested a second public hearing at the next meeting.

#### *Public Hearing Open*

William Colbath, 129 Silver Street spoke in opposition to the adoption of "architectural standards". You can't establish a historical district without majority approval of the residents of that district and the architectural regulations do not belong in front of this board. He believes the Board can't impose these regulations on people.

David Ackridge, 180 Locust Street stated that he supports the proposed amendments and he believes this will preserve and protect the structures. The number of meetings and input has been great. He wants to ensure that this doesn't become a matter of crass commercialism versus residential. He expressed concern with many homes in the corridor that have been converted to three to four family dwellings and are not well maintained or pride of ownership. The office use is well maintained and they preserve the architectural integrity of that building. He asked that Board consider more options and respectfully suggests adding retail, such as an antique store or art gallery, something that would blend in with that neighborhood and would come back before the board for approval.

Pat Purcell owns property at 79 Lexington Street and 278 Washington Street and supports the amendments. She mentioned that she has done conversions herself and if they are done responsibly and maintained you should have no issue with crime or objectionable architecture in the neighborhood. She mentioned a suggestion on footnote 5, several of the architectural examples show a multi-family dwelling in this district that needs to look like a single family dwelling and on the June 2<sup>nd</sup> meeting it showed architectural examples showing side by side duplex as an architectural example of properties in this Heritage District. She would like to see a change that not only should it look like a single family dwelling, but without going for a variance.



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Charlie Moreno, 34-36 Lexington Street for almost 30 years and is concerned with the streetscape. The things that stand out in this neighborhood are the beautiful homes and the species of trees. He would like to see that the City make an effort to replant trees if they have to be removed in order to keep the street scape. There is such a variety of single family homes, as wells as apartments and condos not just a neighborhood with exclusive mansions. It brings a lot of vibrancy to that neighborhood. These are the things worth preserving. He added that he has a carriage house (photo shown) and would like to convert to a residence. The regulations now, do not allow you to do it without a variance. This would be a better use if I were able to convert it to residence; the neighborhood is close to the downtown area which helps with vitality. He asked that they please enable people to do things, but do not limit them and keep it simple.

Sara Tracey, 148 Locust Street stated that she is in favor of the amendments. The overall picture is that this is the oldest neighborhood in Dover and it makes a statement of the history, the town dates back to 1623 and she is concerned about preserving that heritage.

C.Parker encouraged the Board not to take action tonight, other than tabling it and hold another public hearing in case folks weren't able to attend tonight.

**Motion:** B.Garrison made a motion to table to the October 28, 2014 meeting. Seconded by F.Torr. Vote: U/A

- B. Consideration and acceptance of a Minor Lot Line Adjustment for the City of Dover and One Twenty Five Washington Street, Inc., Assessor's Map 2, Lots 83 and 53, zoned CBD-G, located at 110 Washington Street, Chestnut Street and Orchard Street. \*(P14-62)

Kevin McEneaney, McEneaney Associates stated that this is a very small lot line adjustment as shown on the plan submitted. On a previous plan shown that was recently approved for the Police Station and Parking Garage showed a small triangular piece and it was going to be an easement for the access area. After further discussion, he does not want an access and would prefer the City to take responsibility with that parcel.

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

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

### **STAFF RECOMMENDATION:**

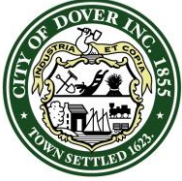
The Planning Department recommends that the Planning Board approve the lot line adjustment plat with the following conditions:

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

1. The owners' signatures shall be added to the final plat 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 P14-62 to the title block.

**Motion:** K.Schuman made a motion to approve subject to staff recommendations. Seconded by L.Skinner. Vote: U/A

D.Ciotti announced a change in the agenda to hear item 4. J.



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- J. Discussion on the City's proposed Capital Improvements (CIP) FY 2016-2021. The CIP can be found on the City Web Site at [www.dover.nh.gov](http://www.dover.nh.gov).

C.Parker stated that discussions took place regarding the CIP and it was suggested to invite Superintendent, Dr. Arbour. Community Services Director, Doug Steele will attend the next meeting on October 28, 2014.

Superintendent Dr. Arbour mentioned that Business Administrator, Karen Taylor is present to assist in some of the questions that may be asked tonight. She gave a brief overview of each new and returning item in the CIP booklet. The attempt is to move money in capital reserves in order to ensure that we have funds for some ongoing larger projects in the school district to ensure school facility improvements and upgrades that arise through the school year. Information technology needs to be improved and need funds in order to do a more comprehensive audit for long term plans. We have added information about the need to upgrade the current high school facility and the athletic field. We are in the process of getting the feasibility study underway we have selected an architect and will begin contract negotiations. We have not decided if it will be a new facility or blending the two. Our facilities are outdated and they do not meet the career and educational standards for the students. Garrison Elementary need upgrades, life safety improvements and replacement shingles and rubber roofing. A metal roof would not be feasible due to the pitch of the roof. She referenced the line item from 23 million to 50 million for the school.

C.Parker discussed the collaboration between the City and School Department on refining the CIP and thanked Dr. Arbour and Ms. Taylor for that effort, it was appreciated.

W.Garrison mentioned that he appreciates how they are building up the savings account. Historically this has been challenged and I am happy to see the change.

D.Ciotti asked why after 14 years, a roof needs to be replaced. It should be a 20 year roof.

K.Taylor stated that the rubber roof has been repaired as has the shingle part of the roof.

C.Plante asked if they have any type of an agreement with previous contractor on the roofing that needs to be repaired.

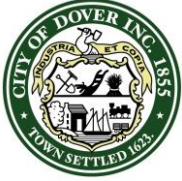
K.Taylor stated that warranties are limited and we have called the contractor back in to perform some fixes. We will look further into that and see if it is still under warranty.

C.Plante questioned 23 million to 50 million for DHS, and confirmed with Dr. Arbour what was included in that dollar amount (Athletic Fields, and either renovation or building a high school) also confirmed that the CTC project is 18 million dollars and they are looking to increase their sq. footage.

K.Taylor added that without having the full feasibility study it is hard to establish an amount. We will have a better handle on that and will request the public to be very involved in that process.

*The Vice Chair stated that items 4, C, D, E, F and G would be heard together and will be voted on separately.*

- C. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC (Owner: Robert Mairs & Bellamy Management), Assessor's Map 24, Lots 104 & 104A, zoned CBD-G, located at Portland Avenue. Alteration within the 20% steep slope area. \*(P14-44)



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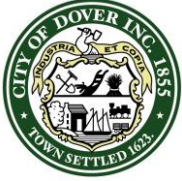
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- D. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC (Owner: Robert Mairs & Bellamy Management), Assessor's Map 24, Lots 104 & 104A, zoned CBD-G, located at Portland Avenue. Lot coverage. \*(P14-63)
- E. Consideration and acceptance of a Conditional Use Permit for reduced parking per Chapter 170-44-I for Changing Places, LLC (Owner: Robert Mairs & Bellamy Management), Assessor's Map 24, Lots 104 & 104A, zoned CBD-G, located at Portland Avenue. \*(P14-64)
- F. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC (Owner: Robert Mairs & Bellamy Management), Assessor's Map 24, Lots 104 & 104A, zoned CBD-G, located at Portland Avenue. Residential on the first floor \*(P14-65)
- G. Consideration and acceptance of a Site Plan Review for Changing Places, LLC (Owner: Robert Mairs, Bellamy Management & Cammar Properties, LLC), Assessor's Map 24, Lots 104, 104A & 103, zoned CBD-G, located at Portland Ave. (construct 21,730 sq. ft. mixed use building with 7,260 sq. ft. of commercial space on first floor with 10 residential units above, and one 6,912 sq. ft. building with 9 residential units).\*(P14-45)

Kevin McEneaney, McEneaney Survey represented the applicants and mentioned that Paul Connelly from Civilworks is present. This is a mixed use project with nineteen two bedroom residential units and 7,260 sq. ft. of commercial space in two buildings. The front building will have the entirety of the first floor at the Portland Avenue level; the two floors above will be townhouse style units with ten units in the front building. The rear building will be a three story building; first floor will have two car parking garage underneath and two floors of living space above that. As part as the compliance for parking we met with the Parking and Traffic Committee regarding leasing some spaces in the abutting municipal parking lot. They currently have 45 parking spaces and we are willing to add 7 spaces in there to make it 52. Changing Places LLC will restripe the lot and take over maintenance of the entire lot, snow removal, striping and any type of maintenance issues. In addition, they will add lighting that does not currently exist in that lot. It was agreed upon to lease the applicant 26 spaces to satisfy the parking requirements for this project. They will not have meters or permits just open parking. The entrance will be via the existing entrance of the municipal lot and a connector road through the project and pass between the buildings and one way exit out on to Portland Avenue. This project has appeared before the Technical Review Committee on June 19, 2014 and September 11, 2014. They conducted a traffic study and fiscal impact analysis and the residential aspect of it alone is basically revenue to the city and the commercial aspect adds tax revenue. They are asking for a waiver of a slight addition to the post development drainage verses predevelopment drainage as part of the file.

Paul Connelly with Civilworks added comments relative to the Conditional Use permit requests and stated that this has been before the Conservation Commission. They are adding a minimal amount of over garage door lighting in the rear access way and parking area, and adding light poles to provide lighting in the municipal parking lot, where none exist today. Landscape plan shows a number of trees being proposed on either side of the front building and along the front of the parking area. He spoke about the stormwater management basin plan which calls for annual inspections of the premises. He spoke about the traffic and stated that this it is pretty small for what is being proposed.

C.Parker explained the copy of a license agreement that the Council approved last week for the municipal parking lot.



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F.Torr confirmed with C.Parker that the footpath will remain and is a desirable feature. The driveway being proposed is in a similar location. Sheet 2 gives you an idea of where the gravel driveway is and on sheet 3 shows the exit. Four parking spaces are for the abutting condominium project.

W.Garrison asked for clarity on the storm water runoff. He questioned the pavement area between the two buildings.

P.Connelly stated that they do an analysis in different storm events. He continued to describe the pre-development and post-development flow.

D.Ciotti stated that when we have situations we refer to the City Engineer and if he agrees with the plan, I agree.

L.Skinner questioned how much over is the 20% is the slope. He added that his assumption would be to table ofr a site walk.

K.McEaney said they are disturbing 10,000 sq. ft., about 25 to 30% slope. The Conservation Commission voted to endorse the application.

**Motion:** F.Torr made the motion to accept applications C, D, E, F, and G. C.Lawrence seconded. Vote: U/A

*Public Hearing Open.*

George Maglaras, Coheco Street stated that he supports this project. The applicant has worked with the city and has done a great job. He asked that they approve the applications to move this project along. The neighborhood has been stagnant for close to 30 years.

*Public Hearing Closed.*

### **STAFF RECOMMENDATION: (P14-44)**

The Planning Department recommends that 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 erosion and sediment control features shall be installed prior to any earth disturbance.

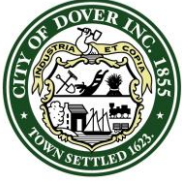
**Motion:** C.Plante made a motion to table all applications for a site walk. Seconded by C.Lawrence.

Motion on the table. C.Plante withdrew her motion in order to discuss further.

Discussion ensued regarding the need for a site walk.

**Motion:** C.Plante made the motion to table item C, D, E, F, and G for a site walk. Seconded by L.Skinner. Vote: 4/5  
- FAILS

**Motion:** D.White made the motion to approve item 4.C, with staff recommendations. Seconded by K.Schuman.  
Vote: 8/1 - PASSES



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### **STAFF RECOMMENDATION: (P14-63)**

The Planning Department recommends that 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 (P14-45) 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.

**Motion:** F.Torr made the motion to approve with staff recommendations. Seconded by K.Schuman. Vote: U/A

### **STAFF RECOMMENDATION: (P14-64)**

The Planning Department recommends that 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 (P14-45) 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.

**Motion:** F.Torr made the motion to approve with staff recommendations. Seconded by K.Schuman. Vote: 8/1-PASSES

### **STAFF RECOMMENDATION: (P14-65)**

The Planning Department recommends that 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 (P14-45) 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.

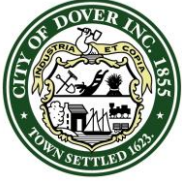
**Motion:** F.Torr made the motion to approve with staff recommendations. Seconded by K.Schuman. Vote: 8/1-PASSES

### **STAFF RECOMMENDATION: (P14-45)**

The Planning Department recommends that 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 applicant shall add the engineer's seal and signature to the appropriate sheets.
4. The approval includes the granting of the waiver requested for the reasons stated by the applicant and staff. The Board finds that the criteria of Chapter 149-19.A have been met.



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5. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
6. The applicant shall have the Drainage Analysis reviewed and approved by the City Engineer.
7. The applicant shall demonstrate to the satisfaction of the Planning Director that the buildings comply with the CBD architectural standards.
8. The applicant shall revise the plan, note 12 on sheet 3, to change the number of leased parking spaces from 25 to 26.
9. The applicant shall execute the license agreement approved by the City Council on October 8, 2014.

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

10. 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:**

11. 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.
12. Any new building shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.

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

13. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

**Motion:** K.Schuman made the motion to approve with staff recommendations. Seconded by D.White. Vote: 5/4 – PASSES

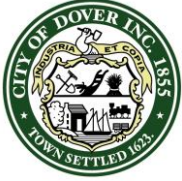
*The Vice Chair stated that items 4. H and I would be heard together and will be voted on separately.*

H. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC (Owner: Jeffrey & Darlene White), Assessor's Map F, Lot 15, zoned R-40, located at Emerald Lane. Proposal is to build a subdivision road and associated utilities that will impact 7,000 sq. ft. of the 50-foot wetlands buffer. \*(P14-57)

I. Consideration and acceptance of an Open Space Subdivision for Changing Places, LLC (Owner: Jeffrey & Darlene White), Assessor's Map F, Lot 15, zoned R-40, located at Emerald Lane. (49 lots) \*(P14-58)

Robert Stowell, Trittech Engineering representing the applicants stated that Doug Larossa is present as well as John and Scott O'Neill. Phase 1 & 2 was approved in 2004 and phase 3 was approved in 2005. The homes will be similar to other developments that the applicants have been completing. This is a new request for the subdivision of approximately 77 acres into 49 building lots under the OSS regulations. This proposal provides 44.53 acres of open space of which 33.89 acres are uplands, exceeding the requirements. This has been before TRC and the Conservation Commission. They will be coming off the cul-de-sac with 36 ft. of new road construction.

D.Ciotti mentioned a letter submitted concerning a couple of abutters stating that they were not notified of the meeting. Recess @ 9:15 pm to view abutter list - resumed @ 9:24 pm.



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C.Parker stated that an extra copy of the mailing labels has been viewed and both of the addresses were on the list. He clarified to the abutters that most of the folks on the left hand side driving up would have all been noticed and not all on the right.

W.Garrison confirmed with B.Stowell that the previous phase required conditional use permits and state wetland permits.

D.Ciotti asked C.Parker about completion of the other phases and asked if the city will be accepting the street. Some of the lots are in disrepair and the street hasn't had a second coat on it.

C.Parker stated that he wants to talk to the abutters and the applicant in a way to set both sides up for success. We are trying to work with Mr. Katz to get the project wrapped up. Phase 1 has been accepted and phase 2 is almost complete.

Discussion ensued regarding the bond.

L.Skinner asked if phase 2 will be complete before starting phase 3.

C.Parker mentioned that they have two lots left in phase 2. It is not part of this new application.

D.White added that we can't force Mr. Katz to finish in order for it to be accepted as a city street.

**Motion:** K.Schuman made the motion to accept both applications. Seconded by G.Cruikshank. Vote: U/A

### *Public Hearing Open.*

William Hoginski, 29 Westwood Circle is concerned with wetlands. He is in favor of extending Emerald Lane for a few more houses, but believes it is unfair to add 49 additional dwellings. He is concerned with the eco system.

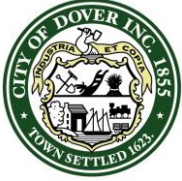
Dorothy Evans, 52 Emerald Lane stated that they were told they would have a phase 3 and it would be similar to our style homes. She is concerned with the amount of new lots, depreciation of value, and traffic.

Bob Silberblat resident at 17 Westwood Circle stated that he remembers when this was first proposed and he recalls the amount of time speaking about the drainage. I do not want any more water closer to my back yard. He asked what recourse do they have when water appears that wasn't there before. This project presents more of a problem not only as an abutter, but for the City of Dover.

David Brown, 84 Emerald Lane bough their home in the winter of 2013 and therefore did not realize that the water table was just below the ground and filled our yard. We were told to call Trittech and they came out and said the house should be a bit higher. He asks that the drainage is done right as well as the street.

Ernest Brewster, 61 Emerald Lane stated that they were not told that this would be a through way and expressed concern with the children running up and down the road. He realizes that the road will take a beating during construction. Have they considered coming through Tolend Road.

Christopher Young, 80 Emerald Lane stated that they live on the cul-de-sac for the reason being they were never informed by Mr. Katz about phase 3. He expressed concern with the road, street lights, traffic flow and decrease in property value. He asked that they consider a center island with some landscaping in order to slow down the speed of



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vehicles. He mentioned that they do not have plowing, trash removal and it is because the developer will not finish and or clean up the two lots that are overgrown and have materials dumped on them from a different project.

Ann Kotlus, 9 Westwood Circle expressed concern with water in her basement and asks that they stay away from buffer zones as they are necessary to prevent contamination. The possibility of climate change on wetlands is being considered. We will not be able to afford to fix it and it is not fair if they cause damage to the other houses in the area.

M.Dorais, 81 Emerald Lane also mentioned that they were not notified of phase 3 and she has small children under six, and is concerned with the increase in traffic. We want our neighborhood to look consistent and believe this will be a big impact on the school system. These are growing families that will move in here and Woodman Park School is already having capacity issues.

Jennifer Macneil, 87 Emerald Lane spoke on behalf of her neighbors and referenced a letter that she submitted for the packets (in file). She believes not enough was looked at when the project first started in terms of impact on wetlands. She mentioned that the lot next to hers has old sewerage pipes that were removed from her home and dumped on the lot next door. The city has to have some type of control on these projects with holding a bond. Mr. Katz has made it clear that he has walked away and will not build any more homes. She expressed concern with the impact that this will have on the conservation land.

Pat Sorenson, 3 Westwood Circle expressed concern with drainage and stated that she bought her home 50 years ago and the developer who lived in the circle told us that the time that the land behind us was in a irrevocable trust for the Swift Water girl scout. We purchased that home as many others did with that understanding. When the Ezra's Green development went in, we had water flowing in our home for 37 days and had a \$45,000 expense to redo the basement portion of the home as well as add a french drain.

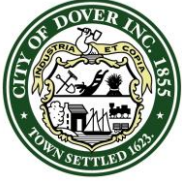
*Table the public bearing.*

R.Stowell addressed the concerns. This was proposed as phase 3 for Emerald Woods, but we can stop calling it that as the developer could change the name. These lots stand on their own merits. Drainage gets the most attention and we follow the regulations. D.White will make sure that the drainage is done properly. This project will have a master home owners association for maintenance and landscaping provision. This is being built as a community. In this case we have a proven developer that will build to the detailed plans and will be built to those plans. We are talking about a new project and concept. He added that he would meet with any of the neighbors to discuss specific concerns. Traffic is similar to what takes place at Ezras Green and we can look at traffic calming at the cul-de-sac..

C.Parker confirmed B.Stowell that the project does not have frontage on Tolend Road and the open space would be owned by the homeowners association with protective covenants. Stowell added that the applicant hasn't made a commitment to age restrict the lots; however his other projects have proved successful with that restriction.

L.Skinner confirmed with B.Stowell that although this will be marketed to an older community there is no waiver request for the impact fees.

D.Ciotti asked if the deed research showed anything regarding the Girl Scout trust and when was the wetland map completed.



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, October 14, 2014**  
Meeting Time: **7:00 pm**

B.Stowell said he will check on the land and the wetland map is updated and noted on the plan.

C.Parker mentioned that they are having a peer review of the traffic study and he will discuss with D.White about a similar study for drainage. He will discuss Phase II further with the original developer.

D.Ciotti encouraged all to attend the site walk for input.

**Motion:** L.Skinner made a motion to table for a site walk for Saturday, October 18, 2014 @ 9:00 am. Seconded by K.Schuman. Vote: U/A

The following items will be marked:

- The two lots that have an easement where the cul-de-sac is now have paint on the roadway where the new boundaries would be located.
- Stake off the width of the right of way and the connector road.
- Mark off the property line for lot 13 and lot 14.

### 5. STAFF COMMENTS

C.Parker explained some of the changes with the traffic peer review for 577 Central Avenue.

Changes to TRC were discussed.

C.Parker stated that he asked for some feedback on the way the staff memos work and how the process works. He stated that he will be speaking with D.Ciotti and consider changing the order in which the applicant normally starts.

### 6. MEMBER COMMENTS

L.Skinner mentioned his appreciation of the TRC minutes being published on-line as he requested. He stated that it helps him a lot.

K.Schuman provided the board with a copy of an update on the Parking Committee and is looking for feedback. As a refresher the committee identified the increase in conditional use permits for reduced parking, so we will review the requirements to make sure that our regulations are adequate and what is appropriate. Digging in the regulations as they exist today, we recognize the need to simplify the number and type of categories that are used to calculate parking needs. Continued explaining the copy submitted.

D.Ciotti added that we are waiving quite a bit lately and to have a minimum standard is the way to go.

G.Cruikshank stated that she has a Land Use Steering Committee meeting and will go over the almost final draft and another meeting scheduled for the end of the month. She will have more to report at the next meeting.

### 7. ADJOURNMENT

**Motion:** K.Schuman made a motion to adjourn at 10:37 p.m. Seconded by F.Torr. Vote: U/A