

DOVER PLANNING BOARD
MINUTES OF MEETING

Meeting held: May 26, 1987, Municipal Building, Dover, NH

Members Present: Harold Preston-Chairman, Pete Bouchard, Patricia Torr, Thomas Scharff, Otis Perry, Michael McDonnell, Les Elder, Joseph Etelman, Reynold Perry

Alternates Present: X

Also Present: William Collins-Planning Director, Steve Stancel-Planner

Meeting called to order at 7:05.

Mr. Preston introduced the board.

X Item #2: Consideration of acceptance of an application for minor lot line adjustment of land owned by Steven and Barbara Frank (Applicant: Peter and Judy Widmark), Assessor's Map 14, Lot 35, Zoned R-12, Sunset Drive.

Mike McDonnell motioned to accept the application. Tom Scharff seconded.

Vote: U/A

Public hearing opened.

Public hearing closed.

Tom Scharff motioned to grant approval. Otis Perry seconded.

Vote: U/A

Item #3: Consideration of acceptance of an application for minor lot line adjustment of land owned by Stavros and Elecfteria Demopoulos (Applicant: Peter and Judy Widmark), Assessor's Map 14, Lot 32, Zoned R-12, on Bellany Road.

Judy Widmark explained that the purpose of the adjustment was to swap two pieces of land with one.

Otis Perry motioned to accept the application. Mike McDonnell seconded.

Vote: U/A

Public hearing opened.

Public hearing closed.

moved to approve the application. Seconded by Pattie Torr.

Vote: U/A

Item #4: Consideration of acceptance of an application for minor lot line adjustment of land owned by George Demosthenes, Assessor's Map H, Lot 1, Zoned R-40, on Durham Road.

Otis Perry motioned to accept the application. Seconded by.

Vote: U/A

Public hearing opened.

Public hearing closed.

Harold Preston stated that before he will sign the application there has to be a signature.

* motioned to approve the application under the condition that there is a signature. Mike McDonnell seconded.

Vote: *

Item #5: Consideration of acceptance of an application for minor lot line adjustment of land owned by Robert Cassily and Glen Simonds, Assessor's Map 34, Lots 21A and 18, Zoned R-12, Autumn Street and Sixth Street.

Otis moved to accept the application. Seconded by Mike McDonnell.

Vote: U/A

Public hearing opened.

Public hearing closed.

Harold Preston stated that Robert and Gloria Cassily and Glen and Scott Simonds must be on the mylar and also on the 4 copies that go into the office.

* motioned to approve the application with the appropriate signatures. Seconded by Otis Perry.

Vote: U/A

Item #6: Consideration of acceptance of an application for minor lot line adjustments of land owned by Peter and Lauren Rowell, Assessor's Map M, Lots 90H and 96, Zoned R-40, Isaac Lucas Circle.

Peter Rowell explained the reason for the adjustment.

* moved to accept the application. Seconded by *

Vote: U/A

Public hearing opened.

Public hearing closed.

Harold Preston stated that they left the road where it was but they moved the right-of-way.

Tom Scharff motioned that they approve the application. Mike McDonnell seconded.

Vote: U/A

Harold Preston returned to item #1.

Item #1: Public hearing on proposed amendments to Chapter 155, Subdivision Regulations. Proposed amendments will revise Article IV, entitled Alternative Design Subdivision. Said revisions will allow an area normally subdivided into lots of conventional size to remain as one parcel with individual single family detached homes arranged in clusters. The remaining land in the tract which has not been built upon shall be integrated among the units and reserved for common open area. Alternative Design Subdivisions shall be allowed in the R-40 and R-20 zones on parcels of at least 25 acres, or R-12 zone on parcels of at least 10 acres. The full text of the ordinance is available at the Planning Office, Municipal Building, weekdays from 8:00 a.m. - 4:00 p.m.

Bill Collins explained the Alternate Design Subdivision. The first section is amending paragraph A, section 155-20, entitled Concept and Purpose. He discussed the characteristics of this Alternate Design Subdivision explaining that instead of subdividing the entire tract of land into lots, a similar number of housing units may be arranged to better fit the land's natural characteristics. The remaining land will be designated as common open area and shall be held in some form of ownership to prevent further subdivisions. Section three upgrades the minimum size parcel that can be eligible for ADS. For R-40, increases from 10 acres to 25 acres, for R-20, increases from 5 acres to 25 acres, and for R-12, increases from 5 acres to 10 acres. He went on to discuss density allocation and the minimum dimensional requirements and stated that although lot size is decreased so are the corresponding setbacks.

Harold Preston asked for questions from the board before opening the public hearing.

Public hearing opened.

Malcolm MacNeill spoke.

Public hearing closed.

Moved to hold business to next regular meeting.

Item #7: Consideration of acceptance of major subdivision of land

owned by Larry Williams, (Applicant: Chris Jacobs), Assessor's Map B, Lot 8, Zoned R-40, County Farm Cross Road. (12 lots).

Vice Chairman arrived.

Harold Preston commented that since the vice chairman had arrived none of the 3 alternates would be voting.

Gene Rohe, owner of Seacoast Engineering, took the stand on behalf of Larry Williams. He reminded the board that the proposed parcel is located on the corner of Sixth Street and County Farm Cross Road and also that they are proposing a 12 lot subdivision. He went on to say that 11 of the lots are designated as building lots. One lot is not for building purposes. He explained that they are proposing the construction of a cul-de-sac that has been named Meadow Spring Lane and comes in off of County Farm Cross Road. Stated that the sizes of the lots run from 1.1 to 2.4 acres. The property has been high intensity soil mapped. Have to seek approval for the septic system and have applied. A detention pond has been provided.

Harold Preston stated that after speaking to the city attorney and another attorney that if the alternates wish to ask questions they should do so during the public hearing.

Bill explained that it has been reviewed by the TRC. The biggest issue pertains to waterlines. The proposed project contains septic systems and on site wells. There has been a high intensity soils analysis which showed the soils are not ideal but the lots have been sized based on state standards and based on high intensity soils analysis. The site review screening committee is at the position that in light of water appearing in this area in the near future, they would like to see dry waterlines installed on the internal roads lateral to the proposed lots. The fire department believes that the waterlines proposed to go partly up Sixth Street should be extended beyond the already approved lot subdivision and throughout this site and that dry waterlines could be connected in the future. The detention pond should be owned and maintained by homeowner's association as opposed to being owned and maintained by the city. He went on to say that the developer is requesting a waiver of sidewalks on both sides of the street. They are requesting to not have to install sidewalks anywhere throughout the subdivision. The Site Review Screening Committee agree that there should be a utility easement running from the inner cul-de-sac to the abutting property across the lot containing the detention pond to be owned by homeowner's association. Underground electric and telephone locations should be shown on the plan and the proposed gas lines should be shown as well.

Tom Scharff moved to accept the application. Seconded by Pattie Torr.

Vote: U/A

Public hearing opened.

Public hearing closed.

Tom Scharff motioned to schedule a site review of the property.
Seconded by.

Vote: U/A

Decided on June 2 at 4:30 p.m. as the date for the site review.

The request for a sidewalk waiver was also discussed. Mr. Preston commented that in the absence of sidewalks, travel for a handicap individual living in the area would be a problem.

Item #8: Consideration of acceptance of an application for site review of land owned by Robert Weisner, (Applicant: Holden Engineering), Assessor's Map 6, Lots 1-I and 1-K, Zoned I-1, on Crosby Road. (Robbins Auto Parts - 100,000 sq. ft.)

Mr. Weisner was not present at this time so this item was placed on temporary hold until later in the meeting.

Item #9: Consideration of acceptance of an application for major subdivision of land owned by David and Joyce Sanderson (Applicant: Armand DiMambro), Assessor's Map L, Lot 49, Zoned R-20, on Dover Point Road, (Twin Rivers-12 lots)

Jay Stevens introduced himself to the board. He spoke regarding the proposed subdivision.

Bill Collins explained the Technical Review comments. He stated that two main issues were that they must have state approval for the extension of water sewer and also that there does need to be a homeowner's association to at least maintain the detention pond if not own it. Also he went on to say that there was a request to waiver the sidewalk requirement.

Mike McDonnell motioned to accept the application. Otis Perry seconded.

Vote: U/A

Public hearing opened.

Public hearing closed.

June 4 at 4:00 p.m. was decided upon as the date for site review.

Harold Preston returned to item #8.

A representative of Holden Engineering introduced himself to the Board. He explained some aspects of the proposed system. He noted that the drainage on the site was being collected in a closed system and a detention pond has been enclosed in the back side. He added that the detention pond has been approved by the state.

Bill Collins addressed the issue of draining.

Mike McDonnell motioned to accept the application. Tom Scharff and Otis Perry seconded.

Vote: U/A

Public hearing opened.

Public hearing closed.

Harold Preston stated that this will be sent to site review.

June 4, 5:00 p.m. was the scheduled date for site review.

Item #10: Consideration of acceptance of an application for major subdivision of land owned by Developmental Services of Strafford County, Inc. (Applicant: Dean Fournier), Assessor's Map C, Lot 12D, Zoned R-40, on Tolend Road.

Tom Scharff motioned to accept the application. Otis Perry seconded.

Vote: U/A

Public hearing opened.

Public hearing closed.

June 9 at 5:00 p.m. was scheduled for the site review.

New Business

Item #11a: Discussion of land owned by Joseph Furbush, on Spur Road, pertaining to special exception application for building in conservation district.

Mr. Furbush stated his intentions. He proposed to tear down a building and build a new one.

Bill Collins stated that this needs a special exception from the ZBA.

Tom Scharff moved that the Planning Board recommend to the ZBA that he be allowed to..... Otis Perry seconded.

Vote: U/A

Harold Preston announced a change to New Business. He introduced Bill Janelle to speak on the problem of letters of credit and people not completing their projects.

Bill Janelle explained that what is happening is that developers are not completing their projects before the expiration dates of

the letters of credit.

Old Business

Item #12a: Discussion of proposed minor subdivision of land owned by Martin Hegarty, Assessor's Map 9, Lot 53, Zoned O-Office, on Locust Street. (2 lots)

Malcolm McNeill spoke about parking.

A letter was passed around to be read.

Motioned to approve the subdivision. Seconded by Pattie Torr.

Vote: 6-2. Pete Bouchard and Mike McDonnell opposed.

Item 12b: Discussion on proposed minor subdivision of land owned by Sidney Fagelmanetal, (Applicant: Environmental Housing), Assessor's Map I, Lot 20A, Zoned R-20 on Rt. 108.

The questioned was raised as to why the land, after 16 years, has not been developed until now.

Mike McDonnell moved to accept the subdivision subject to conditions that _____ and the mylar has to have signatures on it before Harold Preston will sign it. Seconded by Otis Perry.

Harold Preston commented that before he will sign the mylar it must have signatures on it.

Vote: 4-4. Les Elder, Joe Etelman, Tom Scharff, and Pattie Torr.

Harold Preston voted in favor.

Item #12c: Discussion on proposed major subdivision of land owned by The Development Group (Applicant: Barbara Richard), Assessor's Map 36, Lots 16 and 15, Zoned R-12, Glenwood Avenue. (Northam Heights-12 lots)

Bill Collins read the items that needed to be stated tonight for making a motion for approval. Among these topics were temporary roadways, drainage, a guard rail around the cul-de-sac may be required before the town accepts the road, and the public sewer. He also said that a waiver of sidewalks was being requested.

Alternative uses of the land were discussed.

Harold Preston commented that this was the only undeveloped lot in the area.

Motioned for the _____ to be moved from 6 to 6 1/2.

Vote: 6-2. R.Perry and Pete Bouchard opposed.

* motioned to grant a waiver to give 25 feet instead of 75 feet.
Seconded by Otis Perry.

Vote: 4-4.

Harold Preston opposed.

Tom Scharff motioned to grant a waiver for less than 400 feet.
Otis Perry seconded.

Vote: 7-1. Renny Perry opposed.

Joe Etelman motioned to deny sidewalks not on both sides. Mike
McDonnell seconded.

* motioned to approve the subdivision . Seconded by *

Vote: 0-8

Discussion on Growth Management Ordinance.

Harold Preston asked what would be the result of restoration. He
used Kerry Forbes as an example.

Conversions of buildings, such as the mill, was brought up by Mr.
Preston. He supported conversion and stated that the issue was
with new developments.

He went on to say that he did not agree with construction of homes
downtown. And also that corrections had to be made before sending
it to public hearing.

Motion to send to public hearing.

Vote: U/A

Note: Harold Preston is opposed to sending this to a public
hearing because he feels that problems should be corrected before
the hearing not after.

Set Monday June 8 at 4:00 p.m. to on Mast Road.

Yves - 4-4-11