



CITY OF DOVER

## DOVER PLANNING BOARD - MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, November 14, 2006**  
Meeting Time: **7:00pm**

Members Present: Tony McManus, Ron Stock, Marcia Colbath, Dean Trefethen, Donald Andolina, Ron Cole, Kirt Schuman

Members Absent: Bryan Cahoon, Perry Plummer, John Swartzendruber, Frank Torr, Doug Steele

Staff Present: Steve Stancel, Planning Director and Jacqueline Freeman, Recording Secretary

### 1. Citizen's Forum

Marilyn Follansbee wanted to relay to the citizens the importance of taking notice of the ZBA and Planning agendas that they receive and to act on them. She felt there is a middle point that could be reached if there was more dialogue. She doesn't understand why, with regard to the mixed use project on Dover Point Road, the developers only had to give up 14 houses to get the 115 units of Congregate Care. She stressed that citizens abutting this project should take more interest.

Chairman Cole announced that **ITEM #3, lot line adjustment and Conditional Use Permit for Charles Kageleiry, John O'Neill and Michael Brigham**, would not be addressed but would come up at the next meeting of November 28, 2006.

### 2. Approval of the minutes.

Don Andolina motioned to approve, seconded by Kirt Schuman.

**VOTE U/A**

### 3. Consideration and acceptance of a request for a lot line adjustment of land and Conditional Use Permit for Charles Kageleiry, John O'Neill, and Michael Brigham, (Owners Elliott Rose Company of Dover, Inc. & 26 Dover Point Road, LLC) Assessor's Map K, Lot 19 & 26 and Map M, Lot 4, zoned ETP & R-12, located on Dover Point road and Middle Road. (P06-51)

Was not addressed.

### 4. Consideration and acceptance of a request for a lot line adjustment of land for Paolini Brothers Development, LLC (Owners: Christopher Lara & Leigh-Anne Sapieza & Paolini Brothers Development, LLC) Assessor's Map K, Lot Nos. 22 & 22B, zoned B-3, located at 48 & 48 ½ Dover Point Road (P06-52)

Kevin McEneaney explained that this is a simple lot line adjustment that was left off the agenda at the time that the site plan for this property came before the Board. This lot line will be adding land to the Harvest Place Condominium plan. The remaining parcels meet the requirements.

Donald Andolina motioned to accept the application, seconded by Dean Trefethen.



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### VOTE U/A

The public hearing was opened.

Craig Lawrence, 46 Dover Point Road, asked how this would affect the adjacent lots with regard to evaluation.

Steve Stancel stated that the new units are farther away than the existing ones and he didn't anticipate any adverse affects. This was reiterated by Kevin McEneaney.

The public hearing was closed.

Donald Andolina motioned to approve with the following staff recommended conditions:

1. Add the owners' signatures to the plat.
2. The applicant shall provide the Planning Department with a digital version of the survey.

Marcia Colbath seconded.

**VOTE 5 – 1**

**Opposed – Tony McManus**

### 1. Old Business

#### **a. Discussion and possible vote on a site plan of land for Paolini Brothers Development, LLC, located at 48 ½ Dover Point Road. (P06-50)(3 units)**

Dean Trefethen motioned to remove this item from the table, seconded by Kirt Schuman.

**VOTE U/A**

Kevin McEneaney represented the applicants. He said this plan was before the Board at the meeting of October 24, 2006. This plan will add three additional units to the Harvest Place Condominium Assoc. This project went before the ZBA on August 17, 2006 and was granted a Special Exception. This plan was tabled at the Planning Board meeting because the lot line adjustment relevant to this project had not been before the Board.

The public hearing was opened.

There were no comments.

The public hearing was closed.

Dean Trefethen motioned to approve with the following conditions:

1. Add the owners' signatures to the plan.
2. Add the engineer's stamp and signatures to the plan.
3. Revise the plan to amend note #7 on sheet 2 to subtract the wetlands within 50 feet of the zoning district line from the total and recalculate the density.



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4. In lieu of providing on-site recreation, the applicant shall contribute \$600 to the City for use in improving existing recreational facilities. Such contribution shall be paid prior to the issuance of the first building permit.
5. Revise the site plan to renumber the parking spaces shown on the plan.

Discussion ensued with regard to the \$600 recreation fee. Steve Stancel explained that it goes into a fund for recreation improvements. If a park needs some equipment, Gary Banon would come to the Planning Office and a PO would be created to utilize money from that fund. Steve Stancel stated that it can go to any recreation need in the City but they try to expend the funds in the area of the project.

Ron Stock seconded.

**VOTE 5 – 1**

**Opposed – Tony McManus**

Steve Stancel said that Mr. Cheney came before the Board concerned with the vegetation adjoining his property being cut down. They met onsite with the developer and the engineer of the project. Tom Clark, Building Official, wrote a letter to the developers giving them a week to submit a restoration plan to the Planning Department. That plan has been received and it is in the process of being reviewed. They hope to meet with Mr. Cheney and to come to an agreement as to what is adequate for the restoration.

Tony McManus asked if the 50 foot buffer was going to be kept for two of the other abutters or were they only responding to Mr. Cheney's complaint.

Steve Stancel answered there was, by deed, a 50 foot buffer on the abutting Towle piece and they have, for the most part, stayed away from the 50 foot buffer. The problem is mainly Mr. Cheney's property. Steve Stancel said that he was approached by Mr. Stevens yesterday and will check the plan with regard to his property.

Tony McManus said the developers should not be allowed to make a profit on clearing the land after what they did. He wants to be sure that the landscaping plan is maintained.

## **2. New Business**

### **a. Discussion on CIP.**

Steve Stancel explained that the City Manager suggested a joint workshop on November 29, 2006 where there would be department presentations and possibly another workshop on December 6, 2006. He suggested that the Board attend the joint workshop with the City Council on November 29, and if needed, again on December 6, 2006. The Planning Board could hold a public hearing on the CIP on December 12, 2006. The City Council will be voting on the CIP on January 17, 2007, therefore Board recommendations will have to be made prior to that date. He went over a schedule of meetings and workshops for the Waterfront Committee. He emphasized that the waterfront plan that is proposed is a concept and it is not close to being the final plan. There is plenty of room for public input.



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**b. Request for a 60 day extension of approval for Megan and Ray Martineau for an Open Space Subdivision on McKone Lane. (P06-04)**

Tony McManus motioned to grant the 60 day extension.

Donald Andolina seconded.

**VOTE U/A**

Discussion ensued with regard to the status of the Master Plan.

**3. Adjournment.**

Dean Trefethen motioned to adjourn at 7:30 pm.

John Swartzendruber seconded.

**VOTE U/A**