

**DOVER PLANNING BOARD
MINUTES OF MEETING
JANUARY 28, 2003**

MEMBERS PRESENT: Margaret Stevenson, Frank Torr, Allen Schintzius, Dennis Ciotti, David Landry, Anthony McManus, Beth Thompson, Pete Lavoie, Ronald Cole

MEMBERS ABSENT: Parks Christenbury, Joyce El Kouarti

STAFF PRESENT: Steven Stancel, Planning Director; Bruce Woodruff, City Planner and Jacqueline Freeman, Recording Secretary

Chairman Ron Cole brought the meeting to order at 7:07 PM.

Alternate Allen Schintzius sat on the Board.

Ron Cole announced that the public hearing was closed on the Ayer subdivision but if anyone present wished to speak on it they should address the Board during Citizen's Forum.

ITEM #1: Citizens Forum

No one spoke

ITEM #2: Approval of minutes.

Beth Thompson made the motion to approve the minutes of the last meeting.
Frank Torr seconded.

VOTE U/A

ITEM #3: Consideration and acceptance of an application for a minor subdivision of land for David Sullivan (owner John Gregoire) Assessor's Map I, Lot 35A, zoned R-12, located on Danielle Lane. (PO3-01) 1 lot

Kevin McEneaney represented the Sullivans and Mr. Gregoire and explained Danielle Drive is part of the Mathes Hill subdivision. He said that Lot #2 currently has an existing house on it that is currently serviced by municipal water and an individual septic system. He said that with the approval of the Mathes Hill Subdivision, they placed an easement on two of the lots to provide access to the sewer for this particular parcel. He said they are proposing that the new lot be serviced by municipal sewer through the Mathes Hill subdivision, as well as, municipal water and that Lot #2 which has the house on it, would have access via an easement should the septic system need to be replaced. He said that they are proposing that the septic system be kept in place as long as it is in good working order, but should it need to be replaced, they would be required to tie into the sewer.

Kevin McEneaney said that this section of Danielle Lane is not yet accepted as a City street and one of the conditions of approval is that the applicant provide assurance from Paul Martel, the owner of Danielle Lane, that he is in agreement of allowing access until such time as it is accepted by the City.

Peg Stevenson made the motion to accept the application.

David Landry seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Frank Torr made the motion to approve with the following conditions:

1. Add the owner's signature to the plat.
2. Provide the Planning Department with a digital version of the final subdivision plat.
3. Revise the plat to add the location of the existing septic system on lot #2.
4. The applicant shall obtain written permission from the owner of Danielle Lane, since the street is not yet accepted as a City street, allowing access to the street and provide a copy to the Planning Department.
5. Revise note #12 as required.

Peg Stevenson seconded.

VOTE U/A

ITEM #4: Consideration and acceptance of an application for a minor lot line adjustment of land for John & Carolyn McGlone (owner Philip Nute), Assessor's Map I, Lot 94C & 124; zoned R-40, located on Hidden Valley Drive/Piscataqua Road. (P03-02)

John Berry, of Berry Survey, represented the applicant and the owner and explained the lot line adjustment at the easel where he had various portions of the plan colored in to facilitate the explanation of the plan.

Beth Thompson made the motion to accept the application.

David Landry seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Peg Stevenson made the motion to approve with the following conditions:

1. Add both of the owners' signatures to the plat.
2. Provide the Planning Department with a digital version of the final plat.