

**DOVER PLANNING BOARD
MINUTES OF MEETING
JUNE 24, 2003**

MEMBERS PRESENT: Dennis Ciotti, Allen Schintzius, Beth Thompson, Margaret Stevenson, Frank Torr, Anthony McManus

MEMBERS ABSENT: Pete Lavoie, Ron Cole, Parks Christenbury

STAFF PRESENT: Bruce Woodruff, City Planner and Jacqueline Freeman, Recording Secretary

Tony McManus chaired the meeting in the absence of Ron Cole.

ITEM #1: Citizens' Forum

Joyce El Kouarti stated that she came by to say goodbye. She stated that it has been a privilege and an honor to have served on the Planning Board for the past year or so. She said that there is a State Statute that prohibits Planning Board members from serving concurrently on open lands committees so it came down to a choice between whether she wanted to stay on the Planning Board or continue her efforts on the Open Lands Committee and she said that OLC is very close to her heart so she has chosen to stay with that. She said that it has been a privilege.

Tony McManus stated that there is an e-mail to Steve Stancel from Joyce on the desks and he thanked her for her contribution as a member of the Board.

ITEM #2: Approval of the minutes.

Peg Stevenson made the motion to approve the minutes of the last meeting.
Beth Thompson seconded.

VOTE U/A

ITEM #3: Consideration and acceptance of an application for a minor lot line adjustment of land for John A. Grimes Revocable Trust, Assessor's Map 27, Lots 5 & , zoned RM-8 & Office, located on Central Avenue*(P03-32)

Kevin McEaney represented the applicant and explained how the existing lot line splits a three unit building on Map 27, lot 5. He said that at the time it was created it was owned by the same family and it was not unusual for families to split buildings. He said that they are attempting to sell these properties and it would be very difficult to get financing when you have this situation with the lot line going through the middle of the building. He said that they are in the process of moving the line to split the distance between the two buildings at 565 Central Ave. and 569 A & B Central Ave. He added that both lots are non-conforming and they will not be increasing the nonconformity. Kevin noted that there is an existing easement that allows access across the existing

driveway for both lots and that will be maintained and will be changed so that both lots will have access to the garage.

Dennis Ciotti stated that he would like to see the easement to the garage spelled out as part of the approval.

Kevin McEneaney stated that the easement could be made part of the conditions of approval.

Beth Thompson made the motion to accept the application.
Dennis Ciotti seconded.

VOTE U/A

Tony McManus stated that he wanted it noted that he took no part in the vote on this item.

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 signatures to the plat.
2. Provide the Planning Department with a digital version of the final plat.
3. Provide the Planning Department with a copy of the recorded driveway easement.

Beth Thompson seconded.

VOTE U/A

ITEM #4: Consideration and acceptance of an application for a Minor Subdivision of land for 30 International Drive, LLC, Assessor's Map G, Lot 31-3, zoned I-2, located on Crosby Road.* (P03-31)

John Chagnon, of Ambit Survey, represented the applicant. He said that the project is to subdivide the lot into three lots conforming in both area and frontage. The project is served by City water and a recently approved sewer line extension which is on the westerly side along the road. He said that there is sufficient upland area on the lots and they will be including the 50' wetland buffer in the back on the final mylar. He said that he would be in shortly with the first development on Lot C.

Beth Thompson made the motion to accept the application.
Peg Stevenson seconded.

VOTE U/A

The public hearing was opened.
There were no comments.
The public hearing was closed.

Bruce Woodruff gave the recommended conditions of approval.

Beth Thompson made the motion to approve with the following conditions:

1. Add the owner's signatures to the plat.
2. Provide the Planning Department with a digital version of the final plat.
3. Revise the plat to add the 50-foot wetlands buffer.
4. Revise the plat to add the proposed Tax Map and Lot numbers as assigned by the Tax Assessor.

Peg Stevenson seconded.

VOTE U/A

ITEM #5: Public Hearing to Amend Article VII, entitled "Extraction Industries", Sections 170-29 through 170-31.5, inclusive, by replacing the Article in its entirety with a new Extraction Industries regulation, Sections 170-29 through 170-30.4. Section 170-31 will be left unused, reserved for a future zoning section as necessary.

Tony McManus opened the public hearing.

There were no comments.

The public hearing was closed.

Frank Torr made the motion that the zoning amendment be forwarded to the City Council for public hearing approval with the recommendation of the Board that it be adopted.

Dennis Ciotti seconded.

VOTE U/A

Tony McManus wanted to note for the record to thank Allen Schintzius and his committee for all the work and meetings that they held to address issues that have been outstanding for quite some time.

Bruce Woodruff stated that he wanted to provide a quick summary of what was just sent to the City Council. He said that this amendment is a complete replacement of the Gravel Permit Ordinance. He said that the City's ordinance was not in line with the State's Statutes. He said that this ordinance was developed with the NH Ordinance as a starting point and was revised to take into account the unique circumstances with regard to natural resources to craft language to fit with the City's groundwater protection regulations and zoning ordinance provisions. He said that the amendment ensures that all required provisions of NHRSA 21:34-a, Agriculture and Silviculture, and all applicable NH DES regulations are addressed. He ended by saying that this has added teeth to the ordinance where there were no teeth before.

Tony McManus stated that the ordinance is available through the Planning Department and on the City's web site.

ITEM #6: Old Business

a. Discussion and possible vote on site plan for GC/AAA Associates, located at 903 Central Ave. (P03-27)

Tony McManus announced that they did not provide any new information and the Planning Department recommends that the application remain on the table until the next meeting.

ITEM #7: New Business

Frank Torr asked the Chairman to encourage the City Council to appoint the alternate to Council Representative.

Tony McManus stated that he believes that the request has been made for an alternate. He said that he will pass that on to Chairman Cole.

Dennis Ciotti asked if there was a proposed list of Planning Board applicants sent to the Appointments Committee to fill the empty seats on the Planning Board.

Bruce Woodruff stated that he would find out if there is a list of applicants.

Bruce Woodruff stated that if Steve Stancel would have been here he would have thanked Joyce El Kouarti for all her hard work on the Board. He said that we really are not loosing her because she is still going to be on the Open lands Committee. He said that he just wanted to thank her as a department.

Bruce Woodruff stated that he believes that the enclosure in the packets is a power point presentation that Steve Bird and Chris Parker attended on Smart Growth.

Tony McManus stated that it would be worthwhile if they could attend a subsequent meeting and make a brief presentation on the program.

ITEM #9: Adjournment

Frank Torr made the motion to adjourn.

Dennis Ciotti seconded.

VOTE U/A