

MEETING MINUTES  
DOVER PLANNING BOARD  
NOVEMBER 28, 1989

MEMBERS PRESENT: Harold Preston, Otis Perry, Joe Etelman,  
Tom Forbes, Jim Caliendo, Jim McAdams,  
Pete Bouchard, Richard Lak, Lionel Martel,  
Barry Maddix arrived 7:45 pm

MEMBERS ABSENT: Mike McDonnell

OTHERS PRESENT: Bill Collins, Steve Stancel,  
Joanna Childs - Recording Secretary

ITEM #1: Approval of minutes

Jim Caliendo motioned to approve.

Otis Perry seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a  
minor lot line adjustment of land owned by the  
Development Group, Assessor's Map 36, Lot 15P,  
zoned R-12, located on Northam Drive.

William Gowen represented the application.

Jim Caliendo motioned to accept the application.

Otis Perry seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Jim Caliendo motioned to approve.

Otis Perry seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a  
major subdivision of land owned by Andra Friedman  
Welch, Assessor's Map I, Lot 99, zoned R-40,  
located on Tanglewood Drive. (5 lots)

Paul Connolly represented the application.

Pete Bouchard stated that there needed to be an owner's  
signature and a surveyor's seal on the plans.

Paul Connolly stated that they would be before they are

signed by the chairman.

Pete Bouchard asked if a fire flow test had been performed.

Paul Connolly replied that the fire flow is inadequate now, but it would be adequate once the loop has been completed.

Jim Caliendo motioned to accept the application.

Otis Perry seconded.

VOTE U/A

Public hearing opened.

Perry Shaw - 17 Tanglewood Drive - stated that he was concerned about the water flow in the spring and fall. How will this development effect what is already there now?

Paul Connolly replied that a culvert will be installed at the beginning of the road. It will also have a type of drainage ditch with it, and presumably will draw the water into the detention pond.

Steve Stancel stated that all of the TRC comments had been addressed except for the following:

1. A surveyor's stamp and owner's signature will be required on the plan; and
2. The minor engineering comments dated 11-16-89 be addressed.

Alan Lamarre - 21 Tanglewood Drive - stated that in the spring and fall there is a considerable amount of water flowing continually.

Public hearing closed.

Site walk scheduled for Thursday, November 30, 1989 3:30

**ITEM #4: Consideration of acceptance of an application for a major subdivision of land owned by Ronald Daigle, Assessor's Map 25, Lot 66, zoned R-12, located on Cochecho Street. (5 lots)**

Karen O'Rourke represented the application.

Lionel Martel motioned to accept the application.

Tom Forbes seconded.

VOTE U/A

Public hearing opened.

Robert Sylvester - stated that by looking at the plan the proposed sewer line ran across his property.

Karen O'Rourke stated that it will run with the City right-of

way.

Kenneth Kahle - stated that there was a drainage ditch that ran through his property. He also stated that he had just purchased the property, and would like to have an opportunity to review the plans before a decision is made.

James Maxfield - 5 Danbury Lane - asked the Board to consider the following:

1. The proposed drive at the crest of the hill may be a problem with the traffic;
2. There is considerable water runoff on Cochecho Street;
3. The water pressure is inadequate on Cochecho Street, and to consider increasing the size of the water line.

Tom Duffy - stated that any development on Cochecho Street should have a provision for fire hydrants.

Public hearing closed.

Steve Stancel stated that the following TRC comments need to be addressed:

1. The rip-rap size and bedding material needs to have a detailed plan;
2. A note added to the plan stating that the road will be privately owned and maintained; and
3. That a waiver for five lots on a private road be allowed instead of lot 3 being on Cochecho Street.

Site walk scheduled for Monday, Dec. 4, 1989 4:00 pm

**ITEM #5:** Consideration of acceptance of an application for a major subdivision of land owned by Montgomery Childs, Assessor's Map N, Lot 8A, zoned R-40, located on Gulf Road. (7 Lots)

Kevin McEneaney represented the application.

Tom Forbes motioned to accept the application.

Otis Perry seconded.

VOTE U/A

Jim McAdams stated that the plan being shown this evening is different from the one that was submitted to the Board.

Kevin McEneaney replied that the State only allows 3 driveway cuts, and they felt that the plan being shown better depicted what the State wanted.

Public hearing opened.

Edith Riley - Gulf Road - stated that a common driveway for lot 7 was very dangerous. It is a bad corner and she felt there would be more accidents.

Bertha Jalbert - Gulf Road - stated that her property used to have a shared driveway with the Riley's. There are many problems with the drainage of the driveway, and that there were also too many accidents. She also wanted to make sure that there wouldn't be problems with the septic systems, because she did not want it to drain on her property.

Tom Duffy asked what the status was of reducing the speed limit as was discussed at TRC.

Steve Stancel stated that he talked with Capt. DeColfmacher and he stated that he is taking it up with the State.

Public hearing closed.

Lionel Martel asked what the site distance would be with the driveways recommended by the State.

Kevin McEneaney replied that it would be close to 400 ft. of site distance.

Tom Forbes motioned to approve with the following condition:

1. That an easement be provided for lots 5, 6 and 7 for the State approved driveways.

Otis Perry seconded.

VOTE 8-1 Joseph Etelman opposed.

**ITEM #6:** Consideration of acceptance of an application for a major subdivision of land owned by Robert and Geraldine Sylvester, Assessor's Map N, Lot 22C, zoned RM-12, located on Cochecho Street. (9 lots)

Jay Stephens represented the application.

Steve Stancel stated that all of the TRC comments had been addressed with the exception that a waiver of the sidewalk requirements.

Jim Caliendo motioned to accept the application.

Joe Etelman seconded.

VOTE U/A

Public hearing opened.

Rohe Pennington asked if these would be single family homes, and would they have covenants.

Robert Sylvester replied yes.

Public hearing closed.

Site walk scheduled for Dec. 4, 1989 at 3:30 pm.

**ITEM #7: Old Business**

**(a) Discussion of Historic District Ordinance**

Mark Simmons, Chairman of the Dover Historic District Commission spoke. He stated that the Commission is withdrawing the Historic District Commission Ordinance dated September 8, 1989.

**(b) Discussion of the CIP**

There will be a special meeting held on December 5, 1989 to finalize and vote on the CIP.

**ITEM #9: Adjourn**

Jim Caliendo motioned to adjourn.

Richard Lak seconded.

VOTE U/A

Meeting adjourned at 10:00 pm.