

MEETING MINUTES
DOVER PLANNING BOARD
JULY 25, 1989

MEMBERS PRESENT: Harold Preston, Joseph Etelman, Otis Perry,
Mike McDonnell, Jim Caliendo, Pete Bouchard,
Tom Forbes (alternate)

MEMBERS ABSENT: Richard Lak, Kevin Mone

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

Meeting called to order at 7:01 PM

Item #1: Approval of minutes

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Otis Perry questioned the shared driveways. Were there any
plans to still do so.

This sentence should have stated:

Otis Perry questioned why there were not more shared
driveways. Were there any plans to still do so.

Jim Caliendo motioned to approve as amended.

Mike McDonnell seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a
minor lot line adjustment of land owned by Thomas
and Richard Moreau (Applicant: McQuade Realty,
Inc.), Assessor's Map 25, Lot 43, zoned B-3,
located on Portland Avenue and Oak Street.

Paul McQuade represented the application.

Bill Collins asked what the total size of lot 43 would be
after this lot line adjustment.

Paul McQuade replied that it would be the minimum that was
required.

Mike McDonnell motioned to accept the application.

Otis Perry seconded.

VOTE U/A Joe Etelman abstained.

Public hearing opened.

No comment.

Public hearing closed.

Jim Caliendo motioned to approve the application with the condition that after the lot line adjustment the lot must be at least 12,000 square feet.

Mike McDonnell seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a minor subdivision of land owned by Blue Jacket Trust, Assessor's Map G, Lot 4B, zoned I-1, located on Industrial Park Road.

Mark Phillipps represented the application.

Bill Collins questioned the signature on the plan. It did not coincide with the one on the application.

Mark Phillipps stated that when the plans were brought into the Planning Department by a member of Blue Jacket's staff, she was told that the plans needed to be signed, so she signed them. He also stated that if the Board would like to make that a condition of approval, then one of the trustee's could sign the mylar instead.

Jim Caliendo motioned to accept the application.

Mike McDonnell seconded.

VOTE 6-1 Pete Bouchard against.

Public hearing opened.

No comment.

Public hearing closed.

Harold Preston questioned the existing drainage ditch.

Mark Phillipps stated that the water that drained in that ditch is only intermittent.

Jim Caliendo motioned to approve with the condition that the appropriate signature appear on the mylar and the blueprints.

Mike McDonnell seconded.

VOTE 6-1 Pete Bouchard against.

ITEM #4: Consideration of acceptance of an application for an ADS subdivision of land owned by Raymond Martineau, Jr., Assessor's Map K, Lot 1A, zoned R-40, located on McKone Lane.

Jim Caliendo motioned to accept the application.

Joe Etelman seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

This item was tabled until August 8, 1989.

ITEM #5: Old Business

Items a, b and c were withdrawn by the applicants.

Bill Collins brought up the Wayne Estes Subdivision that had been tabled. He stated that he talked with Frank Richardson of the N.H. Wetlands Board, and that Wayne Estes' Wetland Permit had been reinstated.

Jim Caliendo motioned to remove this item from being tabled in order to discuss it.

Pete Bouchard seconded

VOTE U/A Joe Etelman abstained.

The Board discussed a memorandum from Dean Peschel.

Tom Forbes motioned to approve with the condition that the memorandum from Dean Peschel dated July 17, 1989 be incorporated, and a waiver for an 8" water main where 12" is required.

Jim Caliendo seconded.

VOTE U/A

Bill Collins also brought up the Zoning Amendment for cluster subdivisions.

Otis Perry motioned to add the amendment to the subdivision regulations for the City of Dover.

Tom Forbes seconded.

VOTE U/A

ITEM #6 New Business

- (a) Discussion of request from Samuel Tamposi for extension of site plan approval.

Atty. Dan Callaghan represented the application. He stated that the developer was requesting a one year extension and a waiver of the application fee.

Pete Bouchard was uncertain about this request, he did not want to set a precedence.

Tom Forbes asked about off-site impact fees.

Bill Collins stated that the developer had contributed \$30,000 to the City for the sewer line, however, the developer will still have to pay the impact fees when applying for a building permit.

Otis Perry motioned to approve the extension for one (1) year and waive the fee requirement.

Tom Forbes seconded.

VOTE U/A

- (b) Discussion of request from D.F. Richard for extension of site plan approval.

Paul Connelly represented the application.

Mike McDonnell motioned to grant the extension for six (6) months.

Jim Caliendo seconded.

VOTE U/A

- (c) Presentation by the Dover Historic District Commission

Mark Simmons made the presentation.

This item will be discussed at a workshop meeting on August 29, 1989.

- (d) Discussion of Planning Board's approval of site plan for the Birches of Dover.

Scott Lucas represented the application. He was seeking a six (6) month extension on the approved site plan for the thirty (30) one bedroom units that were approved, but also

wanted to get the concensus of the Board on some modifications they would like to make.

It was the consensus of the Board that if the developer wanted to change the units at all with an increase in the number of residents there, it should go back to TRC with a new application, then proceed to the Planning Board.

Otis Perry motioned to extend the site plan approval for the thirty (30) one bedroom units for six (6) months.

Mike McDonnell seconded.

VOTE U/A

ITEM #7: Adjourn

Pete Bouchard motioned to adjourn.

Mike McDonnell seconded.

VOTE U/A

Meeting adjourned at 8:30 PM