

MEETING MINUTES
DOVER PLANNING BOARD
JULY 11, 1989

MEMBERS PRESENT: Harold Preston, Joe Etelman, Otis Perry,
Jim Caliendo, Kevin Mone, Richard Lak,
Mike McDonnell, Pete Bouchard
Tom Forbes (alternate)

MEMBERS ABSENT: None

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

Meeting called to order at 7:04 PM

ITEM #1: Approval of minutes

There were some minor changes

Otis Perry motioned to approve as amended.

Mike McDonnell seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for
an ADS Subdivision of land owned by Rivers Edge II,
Inc., Assessor's Map K, Lot 2, zoned R-12, located
on Henry Law Avenue. (146 Units)

Jack Dolan represented the application. He stated that the
applicant would be seeking a waiver of the sidewalk
requirements to have the sidewalk on one side only.

Otis Perry asked about the \$400 per unit fee, how much of
that coincides with the impact fee ordinance that is being
reviewed.

Bill Collins stated that the \$400 figure was agreed upon in
previous TRC meetings and has been carried forward ever
since.

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

Jack Dolan replied that there were a number of lots with
shared driveways and that by doing so it meets the
requirements of the ADS.

Rich Lannen of Rivers Edge II, stated that it all came down
to money and that there really is no other choice.

Tom Forbes stated that he was concerned about the number of curb cuts. Is there the possibility of one curb cut with the shared driveways.

Rich Lannen replied that there would be a problem with that. If there were three or four driveways off of the one cut, who is going to take care of the bottom portion of the driveway? Also, there might be a problem if the neighbors did not get along.

Otis Perry motioned to accept the application.

Kevin Mone seconded.

VOTE U/A

Public hearing opened.

Rohe Pennington - an abutter - questioned what was across the river, and where the conservation easement would be

Fred Sprague replied the Cochecho Country Club was across the river and that any slips and docks are still very preliminary but that there will be a 200 foot conservation district with a foot trail.

Margaret Kohut - an abutter - stated that there are some houses that are on Thompson Lane that are not tied into City sewer, will they have the opportunity to do so?

Rich Lannen stated that yes, they would be able to tie in.

Public hearing closed.

Jim Caliendo stated that there is no room for fire apparatus to turn in this subdivision while it is being constructed.

Bill Collins stated that a temporary cul-de-sac would be constructed at the end of each phase.

Kevin Mone asked what constituted temporary.

Bill Collins replied that it would have to be built to City specs.

Mike McDonnell asked if the waterfront will be developed later.

Jack Dolan replied that it will be something, but there is nothing conclusive yet.

Bill Collins stated that we would be looking at Ray Martineau's proposal at the next meeting. This is next to this subdivision and he was looking to buy a triangular piece

of property from Rivers Edge. This piece is part of the open space, and would have to remain as open space.

Otis Perry asked if there would be a Homeowner's Association.

Jack Dolan replied yes.

Otis Perry then stated that he would like to see the plans for the use of the river frontage before the Board votes on the application.

Rich Lannen stated that he hoped to have it resolved by the next meeting.

Sitewalk scheduled for Monday, July 17, 1989 at 5:00 PM

ITEM #3: Consideration of acceptance of an application for and ADS Subdivision of land owned by Philip and Bonnie Jennison, Assessor's Map E, Lots 42 and 44, zoned R-40, located on Tolend Road. (17 Units)

Tom Forbes stepped down on this application because he is an abutter.

Paul Connelly represented the application. He stated that a recommendation from the Planning Board was needed for a Special Exception from the ZBA.

Kevin Mone stated that at the last public hearing on this for its concept an abutter had a concern for the placement of the mailboxes, has this been resolved yet?

Paul Connelly replied that it hadn't but that he would check with the post office to find out where they would like the placement of the mailboxes.

Otis Perry motioned to accept the application.

Mike McDonnell seconded.

VOTE U/A

Pete Bouchard stated that a stamp by the surveyor should be on the plans.

Bill Collins stated that there is a list of 16 TRC comments, all have been addressed except number 14. This is for a Conditional Use Permit in which the Board needs to address.

Public hearing opened.

Paul Bruyere - 229 Tolend Road - asked about sidewalks within this subdivision, will there be any type of signage for this size subdivision (i.e. Jennison Estates), there is not a lot

of landscaping planned, the foundation footings - is this size the footprints of the houses, also that for the first unit there didn't seem to be a lot of screening.

Paul Tobin - an abutter - is concerned about garbage disposal.

Mrs. Carr - an abutter - is concerned about the number of children that might be in this subdivision. What type of busing will be projected for this. She was also concerned about the amount of traffic that would be incurred by this subdivision.

Public hearing closed.

Paul Connelly answered the questions. The first unit is further away from the Carr house than the original house that is there. There will be a buffer of Eastern White Pines to screen between the first unit and the Carr property so that is naturally screened. The developer will be hiring a private contractor for the garbage pick up. A type of signage has not been considered yet, and the same with the street name. Also, the minimum road width for this development is 24 feet (private) the developer is proposing 26 feet, he also stated that with the footprints of the house each would be a particular style so the footprint would differ from each unit.

Pete Bouchard asked if there was a requirement for landscaping within the project.

Bill Collins replied that there is nothing standard, and that our regulations just ask for a landscaping plan.

Paul Connelly stated that the whole area has trees, and that the only part that will be cleared of trees will be to construct the road and the units.

Otis Perry questioned whether or not there should be sidewalks - are there any proposed are they required? Will impact fees be applied to this project.

Bill Collins stated that when the impact fee ordinance is adopted, it will apply as Building Permits are obtained.

Pete Bouchard asked how many street lights there would be.

Paul Connelly stated that they would be privately funded by the Homeowner's but that they could show them on the plan for the next meeting.

Otis Perry motioned to recommend to the Zoning Board of Adjustment that they grant the Special Exception for a wetland crossing with the road.

Kevin Mone seconded.

VOTE U/A

This item will be brought up under Old Business at the July 25, 1989 meeting.

Tom Forbes resumed his position.

ITEM #4: Public hearing regarding amendment to Chapter 155 of the City Code (subdivision of land), Article IV (Alternative Design Subdivision) that is intended to allow the land beneath a single family dwelling unit to be conveyed with the structure. Present regulations require said land to be held in common ownership with all other land within the cluster development.

Bill Collins explained the amendment. He stated that the banks are skittish at offering financing to the condominium developments (cluster subdivisions) because the land is in common ownership and they would prefer that there be lot lines of some sort.

Public hearing opened.

Mr. Art Kortez a resident of Dover stated that when he lived in Reston, VA. they had the developments with lot lines and everything worked out fine.

Kerry Forbes - stated that he would like to have some sense of the Boards desire of putting lines beyond the foundation. The intention being for future additions, and it would be easier to finance.

Robert Paolini - asked what the process would be, would the developer have to come before the Planning Board for a public hearing for lot lines?

Bill Collins stated that it would come before the Board but with an amendment to the site plan.

Public hearing closed.

Otis Perry stated that the Board has to make sure that the application and the approval is not at the whim of every property owner.

Tom Forbes stated that he felt there would be lot lines all over the place and that "As-Built" plans be submitted so that lot line adjustments won't be coming in.

There were some corrections needed in the amendment. This

was tabled to the July 18, 1989 workshop meeting.

ITEM #5: Old Business

(a) Discussion of Brox Paving site plan.

Jim Caliendo motioned to approve.

Otis Perry seconded.

VOTE U/A

(b) Discussion of McCarty Woods Subdivision.

This item was withdrawn.

(c) Discussion of Estes Estates Subdivision.

Bill Collins stated that the plan that is before the Board has preliminary approval with conditions. These conditions being:

1. Engineering comments be addressed;
2. Determination if this application needs to go before the ZBA for a Special Exception; and
3. State Wetlands approval.

Number one has been addressed and complied with, number two pertains to the brook by lots 3 and 4. A Conditional Use Permit is required. Also easements for the detention pond is required with restrictions. Mr. Estes is also seeking a waiver of the 12" water main requirement to 8".

Bill McQuade an abutter stated that his concerns were addressed in a letter he had submitted to the Board members.

Kevin Mone motioned to table the application until the Wetlands Board approval has been received.

Otis Perry seconded.

VOTE 4-4, Joe Etelman abstained.

No Vote.

Tom Forbes motioned to reconsider the vote.

Pete Bouchard seconded.

VOTE 8-1

Kevin Mone motioned to table the application until the

Wetlands Board approval has been submitted to the Planning Department.

Mike McDonnell seconded.

VOTE 5-3, Joe Etelman abstained - motion carried.

(d) Discussion of Free Trade rezoning request.

Harold Preston stepped down as he is an abutter.

Otis Perry - Vice Chairman took his position.

Jim Caliendo motioned to deny the petition based on the fact it did not comply with the City of Dover's Master Plan.

Mike McDonnell seconded.

VOTE U/A

Harold Preston resumed his position.

(e) Discussion of George Demosthenes subdivision on Durham Road.

Bill Collins stated that this item was tabled pending a legal opinion from the City Attorney regarding a variance that was obtained by Hopey. Scott Woodman concluded that the variance was not transferable. This item has gone past its time limit and it needs to have a 90 day extension. Kevin Mone was asked to present it to the City Council.

Jim Caliendo motioned that Kevin Mone present it to the Council and that it be brought up under Old Business at the July 25, 1989 Planning Board meeting.

Mike McDonnell seconded.

VOTE U/A

ITEM #6: New Business

Bill Collins stated that there will be a Planning Board workshop meeting on Tuesday, July 18, 1989 at 7:00 PM. The items to be talked about are:

1. Impact Fees
2. Amendment to the ADS subdivision

ITEM #7: Adjourn

Mike McDonnell motioned to adjourn.

Jim Caliendo seconded.

VOTE U/A

Meeting adjourned 9:40 PM