

MEETING MINUTES
DOVER PLANNING BOARD
JUNE 13, 1989

MEMBERS PRESENT: Harold Preston, Otis Perry, Mike McDonnell,
Jim Caliendo, Joseph Etelman, Richard Lak,
Thomas Forbes (alternate)
Kevin Mone arrived 7:15

MEMBERS ABSENT: Pete Bouchard, Patricia Torr

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

Meeting called to order at 7:06 PM.

ITEM #1: Approval of Minutes

Jim Caliendo motioned to approve.

Mike McDonnell seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a
site review of land owned by Thomas Dumont
(Applicant: Dover Harbor Development Corp.),
Assessor's Map 24, Lot 15, zoned CWD, located on
Cochecho Street.

David Joy represented the application.

Otis Perry motioned to accept the application.

Mike McDonnell seconded.

VOTE U/A

Public hearing opened.

George Maglaras an abutter was concerned about the R.O.W. on
Cochecho Street and that it hasn't been determined yet
exactly where the center for the R.O.W actually is. He was
also concerned about the setback requirements for the
building and did it actually meet the requirement.

Trudy McAtavy an abutter was concerned about the screening.
She also wondered if a fence could be installed to prevent
small children from entering onto hers and others properties.
She was also concerned about the traffic on Cochecho Street
and felt that the City should consider making it a one way
street out to Atlantic.

David Joy answered the questions for the abutters.

The R.O.W. has not been investigated yet.

The proposed building is well within the setback requirement.

Fencing and screening will be done. There will be a heavy tree line on the upper corner of the property and also planting will be installed to increase the screening. A fence may be installed in some areas of the property where it is advisable.

Kevin Mone had asked what the building will look like.

David Joy replied that there is no perspective sketch of the building yet.

Kevin Mone asked if the underground garage was to steep.

David Joy replied that it was at a 5% slope.

Kevin Mone asked to review some figures.

Public hearing closed.

Site walk scheduled for 6-19-89 at 5:00 PM. This item will be brought up under Old Business on June 27, 1989.

ITEM #3: Consideration of acceptance of an application for a major subdivision of land owned by R & J Builders, Assessor's Map C, Lot 44, zoned R-40, located on Tolend Road.

Kevin McEneaney represented the application. He stated that the applicant was also seeking a waiver of the sidewalk requirement, the applicant proposes a sidewalk on one side only, and a Conditional Use Permit for crossing a Conservation District with a driveway.

Mike McDonnell asked if the waste disposal area was in the Groundwater Protection Zone.

Bill Collins replied that it was within the 180 day travel time.

Otis Perry motioned to accept the application.

Mike McDonnell seconded.

VOTE U/A

Otis Perry stated that he was concerned about the leach bed being tied into each individual lot and asked if it would have six different pumping systems.

Kevin McEneaney stated that it would have the six pumping systems.

Mike McDonnell asked why six separate systems would be used instead of a community system.

Kevin McEneaney replied that it would be better to have a problem with one bed rather than the whole system going.

Otis Perry asked if the State considered it to be six separate systems or one large.

Kevin McEneaney replied that it would be considered separate.

Tom Forbes was concerned about the site distance on Tolend Road from the entrance to the subdivision.

Kevin McEneaney replied that the R.O.W. is not at the edge of the road and is further back and the vegetation along the road will be cut back for proper site distance.

Public hearing opened.

No comment.

Public hearing closed.

Atty. Don Mitchell stated that he was concerned about comment number ten of the Technical Review Committee. His concern was whether or not the owner should deed a fifty foot right-of-way to the City.

Bill Collins replied that number 10 of the TRC Comments would be an extension of the street R.O.W. that would fit into future development of the area. The Board has to allow for the possibility of future expansion.

Site walk scheduled for 6-19-89 at 5:45 PM, this item will be brought up under Old Business on June 27, 1989.

ITEM #5: Old Business

- (a) Discussion and vote on site review application by Heritage Baptist Church.

Bill Janelle represented the application.

Otis Perry stated that he was concerned about the screening, it appeared to only be around the church itself. There were no existing trees except at the base of the lot lines.

Gary Remers - Pastor Heritage Baptist Church - stated that the person they had hired to cut the trees had stated that many of the trees were diseased and would die anyway.

Doug Houten - Middle Road - stated that the trees had been cut to the property line.

Bill Collins stated that there would be an easement along the property line for any future expansion if any. Once construction is complete the land will be left to grow as it always has.

Kevin Mone asked what type of trees are to be planted.

Ruth Houten - an abutter - stated that she had called Don Black and he stated that the fastest trees to grow would be pine and autumn olive.

Martha Cox - Middle Road - was concerned about the screening on the Dover Point side. Also would there be any further subdivision of the land.

Bill Collins stated that there were trees proposed in front of the building.

Otis Perry stated that by the plans there were only two trees and a bunch of shrubs.

Bill Collins stated that if this application is approved it should include two conditions of approval:

1. The 2" water line to the abutter be located on the outside of the existing growth, (30 ft.) from the property line with a thirty (30 ft.) foot easement straddling the water line; and
2. A new landscaping and screening plan be approved by the Planning Department before the mylar is signed by the Chairman.

Kevin Mone moved for the approval with the two conditions.

Otis Perry seconded.

Peter Pappas an abutter was concerned about the speed of the traffic and felt that it should be reduced.

Richard Lak stated that it would have to be taken up with the State.

VOTE 6-2 Jim Caliendo and Richard Lak against.

(5b) Discussion of Ray Martineau parcel

The Board came to a consensus on what type of subdivision plan Mr. Martineau should come in to the Planning Department with. It was determined to be an ADS with more open space than was proposed earlier.

(5C) Discussion of Wayne Estes subdivision.

Richard Lak stated that he was upset about this item being brought up at the last meeting, since he had specifically asked if there would be any more votes taken in the evening and was told no.

Bill Collins stated that the Wetlands Permit that was issued had been suspended.

Harold Preston stated that Mr. Estes had preliminary approval.

Bill Collins asked the Board to define what is meant by preliminary.

Joseph Etelman motioned to table this item until a legal opinion could be derived on "preliminary approval".

Otis Perry seconded.

VOTE 6-2 Tom Forbes and Jim Caliendo against.

ITEM #6: New Business

A letter was passed out to the Board members from the Historic District Commission asking them to attend the neighborhood meetings that are scheduled for the end of the month.

ITEM #7: Adjourn

Jim Caliendo motioned to adjourn.

Joseph Etelman seconded.

VOTE U/A