

MEETING MINUTES  
DOVER PLANNING BOARD  
APRIL 25, 1989

MEMBERS PRESENT: Harold Preston, Pete Bouchard, Otis Perry,  
Joseph Etelman, Patricia Torr  
Tom Forbes (alternate)  
Jon Towle (alternate)  
Richard Lak arrived 7:20 PM

MEMBERS ABSENT: Mike McDonnell, Jim Caliendo, Kevin Mone

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

Meeting called to order at 7:02 PM

ITEM #1 Approval of minutes

Otis Perry stated that on page four regarding Harris Graphics  
the second condition of approval should have read

Sidewalk and curbing be installed across the frontage of  
the existing parking lot, leaving two curb cuts  
including the large cut for the loading dock and the cut  
on the southside of the day care center.

Otis Perry motioned to approve the minutes as amended.

Patty Torr seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a  
Change of Use of land owned by St. Thomas Episcopal  
Church (Applicant: Civil Consultants), Assessor's  
Map 9, Lots 115, 116 & 117, zoned Office, located  
on the corner of Hale and Locust Streets.

Darrell Ford represented the application.

Bill Collins stated that a cross easement would be necessary  
for the parking.

Otis Perry motioned to accept the application.

Tom Forbes seconded.

VOTE U/A

Public hearing opened.

Jim Shulte - stated that in reference to Bill's comment, a cross easement will be recorded.

Brian Stern stated that there would be a handicap access to the left of the building.

Public hearing closed.

Pete Bouchard asked where a trash receptacle would be.

Brain Stern replied that it had not been determined yet, but that there would be plenty of access for one.

Otis Perry replied that it would have to be screened.

Otis Perry asked about plantings.

Darrell Ford replied that there is a landscaping plan.

Otis Perry asked about the drainage on this property.

Bill Collins replied that there are two catch basins on the property.

Bob Whiting stated that in the future there are plans for a connector of the church with the building.

Otis Perry asked why this is considered a Change of Use if it is already zoned office.

Bill Collins stated that it was due to the square footage (3072 sq. ft.) and that a parking lot will be constructed.

Pete Bouchard motioned to approve with the following conditions:

1. The dumpster location and screening be approved by the Planning Director and shown on the site plan;
2. A cross easement for the parking lots and driveway be recorded; and
3. A waiver of the parking setback to five (5) feet from the common property line was granted.

Tom Forbes seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a minor subdivision of land owned by Daniel and Nancy Towle (Applicant: Darlene Colwell), Assessor's Map F, Lot 11, zoned R-40, located on Tolend Road.

Darlene Colwell represented the application.

Bill Collins asked if there was a complete boundary survey done for the remaining acreage.

Darlene Colwell replied no, but there was a deed book and page number.

Otis Perry motioned to accept the application.

Joseph Etelman seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Harold Preston asked if WSPCC was applied for yet.

Darlene Colwell replied that she has submitted for septic design and WSPCC should be received this week.

Richard Lak stated that he was concerned with the upper part of Tolend Road and with the EPA regarding the landfill. He wanted to make sure that the applicant was aware of the situation.

Darlene Colwell replied that she was aware, but felt that she was far enough from the area.

Otis Perry motioned to approve with the following condition:

1. A copy of WSPCC approval be submitted to the Planning Department.

Tom Forbes seconded.

VOTE U/A

ITEM #4: Consideration of acceptance of an application for a site review of land owned by Shaw's Realty Co., Assessor's Map 38, Lot 6A-2, zoned B-3, located on Central Avenue.

Nancy Riddle represented the application.

Otis Perry questioned how the process with the Rollinsford Planning Board was going.

Greg Mikolitis stated that there wasn't a problem. Their application was accepted at the last meeting, and there will

be a public hearing in May.

Otis Perry motioned to accept the application.  
Joseph Etelman seconded.

VOTE U/A

Public hearing opened.

John Earl - representing Strafford National Bank - stated that they were in favor of the application.

Councilor Andy Galt - speaking for the Parking and Traffic Committee - stated that the connector road between Shaw's and Shop and Save is a real issue. Shaw's has presented the connector road at the back of the buildings, and felt that this would be a safety hazard. He would like to see the connector road at the front of the buildings.

Patricia Harrington, Hannaford Bros. - representing Shop and Save, stated that Hannaford Bros. would like to see the connector road at the front of the buildings, closer to Garrison Greenhouse, in which it would be able to connect in with the ring roads of both shopping centers.

John Kennedy of Vanasse, Hagen & Breslin, spoke for Hannaford Bros. He felt that the rear access was very difficult for traffic, the connector across the immediate front of the stores was the worst, he felt that the one to the front of the parking lots would be the best, and would be a benefit to the Central Avenue Corridor.

Councilor Galt - stated that the traffic pattern will be altered with the relocation of Service Merchandise to this shopping center, and that the traffic pattern on Central Avenue will worsen.

Tom Massingham - Garrison Hill Greenhouse - felt that the second proposed connector would be best. Number three would not work as he has delivery trucks that would interfere.

Public hearing closed.

Pete Bouchard asked if an agreement between Hannaford Bros. and Shaw's could be reached on their own.

Bill Collins replied no.

Harold Preston stated that he would like a site walk. Scheduled for Thursday, April 27, 1989 at 5:00 PM.

ITEM #5: Old Business

a. Discussion and vote on Woodmere Subdivision.

Malcolm McNeil represented the application.

Bill Collins stated that all of the engineering comments have been addressed but two:

1. The sewer line between Wellington and Cranbrook need replacement before additional flow is added; and
2. The sewer line needs to be extended to the southern most corner of Lot #20.

Malcolm McNeil stated that the developer has agreed to these two conditions, but also that they have nothing to do with his subdivision.

The board took a consensus vote on whether to extend the sewer line, or to leave it as proposed. (Engineering comment #2)

Vote - 1 for; 6 against the line will stay where it is proposed.

Otis Perry motioned to approve with the following conditions:

1. The Homeowner's Association documents be approved by the City Attorney and Public Works Department;
2. The sewer line between Cranbrook and Wellington be replaced (400 ft.);
3. Applicable permits be submitted to the Planning Department; and
4. A Conditional Use Permit was granted for lots 1, 2, 3, 4, 27, and 34 for driveway crossings, the road and lots 38 and 41 for construction.

Tom Forbes seconded.

Patty Torr motioned to amend the motion to include a sidewalk waiver to have the sidewalk on the outside only.

Joseph Etelman seconded.

VOTE on amended 4-4 motion failed on amended.

VOTE on main motion U/A

- b. Vote on impoundment facilities ordinance.

It was the consensus of the board that the permits that will be required for this ordinance must be obtained yearly.

Letter F of the ordinance should read:

- f. An operating permit issued by the Planning Board, shall expire one (1) year from the date of approval. The Planning Board has the authority to renew it annually based upon compliance with the above conditions.

Tom Forbes motioned to approve with the change of letter f.

Patty Torr seconded.

VOTE U/A

ITEM #6: New Business

Steve O'Neil representing Brandon/Widmark - were seeking three waivers for their property located on Abbott Street.

1. A waiver of the parking lot setback on the rear and side of the property, allowing the setback to be one foot.
2. A waiver of the drive isle width on the rear parking lot, allowing it to be 17 feet where 22 is required.
3. A waiver of the limit of one curb cut allowing two to exist.

Otis Perry motioned to grant the waivers.

Tom Forbes seconded.

VOTE U/A

Joseph Etelman motioned to adjourn.

Tom Forbes seconded.

VOTE U/A

Meeting adjourned at 10:00 PM.

AGENDA  
DOVER PLANNING BOARD  
NOTICE OF PUBLIC HEARING AND PUBLIC MEETING  
MAY 9, 1989

The Dover Planning Board will hold a public meeting on the following items, Tuesday, May 9, 1989, at 7:00 PM, in the Council Chambers of the Municipal Building in Dover, New Hampshire.

- ITEM #1: Approval of minutes
- ITEM #2: Consideration of acceptance of an application for a minor subdivision of land owned by Terry C. York, Assessor's Map 10, Lot 16, zoned R-12, located on Highland Street. (1 Lot)\*
- ITEM #3: Consideration of acceptance of an application for a minor subdivision of land owned by Daniel Ayer, Assessor's Map N, Lot 18, zoned R-40, located on McKone Lane. (2 lots)\*
- ITEM #4: Consideration of acceptance of an application for a site review of land owned by Harris Graphics, Assessor's Map 26, Lots 6 & 7, zoned I-2, located on Broadway.\*
- ITEM #5: Old Business
- a. Discussion of Shaw's Realty site plan.
- ITEM #6: New Business
- a. Recommendation for a Special Exception by Community Development for 25-34 Mill Street re: Excavation in a Conservation District.
  - b. Request from Jeffery Peckam to extend subdivision approval for Longhill Estates.
  - c. Request from Gina Thompson to waive the ten foot paving setback from the front property line located on Back Road for the Jolly Rogers Day Care Center.
- ITEM #7: Adjourn

\* Indicates that if the application is accepted for discussion, the public hearing will be held the same evening.

The Public is cordially invited to attend.

Plans and applications are available for public inspection in the Planning Department, weekdays from 8:00 am to 4:00 pm.