

MEETING MINUTES
DOVER PLANNING BOARD
APRIL 11, 1989

MEMBERS PRESENT: Harold Preston, Joseph Etelman, Otis Perry,
Mike McDonnell, Pete Bouchard, Patty Torr,
Kevin Mone, Jim Caliendo
Jon Towle (alternate)
Tom Forbes (alternate)
Richard Lak arrived 7:15 PM

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

Meeting called to order at 7:05 PM

ITEM #1: Approval of minutes

Otis Perry stated that on Page 4 bottom of page it should be stated that the motion made by Kevin Mone was not seconded and a vote was not taken.

Otis Perry motioned to approve the minutes as amended.

Patty Torr seconded.

VOTE U/A

ITEM #2: Public Hearing on Zoning Amendment Re: Chapter 170 of the Code of the City of Dover. Said amendment will allow Motor Vehicle Impoundment Facilities by Special Exception in the I-1 Restricted Industrial District.

Steve Stancel described the ordinance and the reasons for the City to impose it.

Public hearing opened.

Mrs. Philip LaPointe - 96 Rutland Street - disapproves of the proposed amendment. She is concerned with the hazardous waste and children's safety.

Mary Lewis - 14 Cataract Avenue - disapproves of the proposed ordinance. Her concern was the wetland in the area.

Public hearing closed.

Richard Lak arrived 7:15 PM

The Board did not vote on this ordinance.

ITEM #3: Consideration of acceptance of an application for a minor subdivision of land owned by Fred Ellis, Jr. (Applicant: Marie Sargent), Assessor's Map L, Lot 14K, zoned R-20, located on Spur Road. (2 Lots)

Marie Sargent represented the application.

Mike McDonnell motioned to accept the application.

Otis Perry seconded.

VOTE U/A

Bill Collins asked about the garage on lot 1 is there an easement for the driveway recorded.

Marie Sargent replied that there wasn't one, but it would not be a problem to record one.

Public hearing opened.

No comment.

Public hearing closed.

Mike McDonnell motioned to approve with the condition that the access easement to the garage be noted on the mylar.

Otis Perry seconded.

VOTE U/A

ITEM #4: Consideration of acceptance of an application for a Change of Use of land owned by Timothy Pearson, Assessor's Map 9, Lot 44, zoned Office, located on Silver Street.

Otis Perry stepped down on this item.

Jon Towle took his chair as alternate.

Tim Pearson represented the application.

Mike McDonnell motioned to accept the application.

Jim Caliendo seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Bill Collins stated that if a motion for approval was granted it should include the following conditions:

1. A cross section of parking pavement be shown on the plat; and
2. A waiver of the parking setback from seven (7) feet to three (3) feet is approved provided there is adequate screening.

Mike McDonnell motioned to approve with the conditions that Bill Collins stated.

Patty Torr seconded.

VOTE U/A

Otis Perry resumed his chair.

ITEM #5: Consideration of acceptance of an application for a site review of land owned by Harris Graphics, Assessor's Map 26, Lots 6 and 7, zoned I-2, located on Broadway.

Harvey Baker represented the application.

Mike McDonnell motioned to accept the application.

Otis Perry seconded.

VOTE U/A

Bill Collins stated that all of the comments from TRC had been addressed.

Pete Bouchard was unsure of what comment number three meant.

Bill Collins replied that from the loading dock to Oak Street would be granite curbing.

Pete Bouchard then asked if the Police Department had made any comments.

Harold Preston read a letter from Capt. Gary DeColfmacker.

Otis Perry asked if there would be landscaping or a buffer around the north parking lot.

Harvey Baker replied that it could be done.

Public hearing opened.

Councilor Tom Duffy had some concerns.

1. Concerned about the proposed hazardous waste building being near the Day Care Center.
2. Objects to the amount of sidewalk and curbing and felt that the entire property line should be furnished with a sidewalk and curbing. He would also like to see some of the curb cuts eliminated for proper traffic flow.

Nick Skaltsis - 124 Broadway - in favor of the expansion, but had some concerns about the parking problem. He was also concerned about the number of entrances and agreed with Councilor Duffy.

Public hearing closed.

Harvey Baker replied to the concerns of Councilor Duffy and Nick Skaltsis. He felt that the extra paving would allow for the parking to be better. And as for the curb cuts he was not sure of the procedure for reducing them.

Richard Lak stated that the upper parking will resolve the problem.

Otis Perry motioned to approve with the following conditions:

1. Landscaping, acceptable to the Planning Department, be installed around the new parking lot; and
2. 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.

Patty Torr seconded.

VOTE 7-2 motion carried.

ITEM #7: Old Business

- a. Discussion of site plan for Underwood Enterprises.

Bob Bersin of Norway Plains Survey represented the application.

Kevin Mone stated that he was concerned about the questions that the abutters had posed at the public hearing. Had they been addressed?

Bob Bersin replied that the dumpster had been relocated and will be screened with a stockade fence, and that the stone wall that is there will remain as is with no fence to block it.

Otis Perry asked if a conservation easement will be recorded.

Jay Edwards replied that he was unsure of the procedure and was wondering if it would be a taking or a gift.

Bill Collins stated that the easement would be a gift.

Otis Perry motioned to approve the application with the following conditions:

1. A Letter of Credit in the amount of \$6,500 be submitted for the establishment of stabilized vegetation of all disturbed areas. The letter is to be submitted prior to any land disturbing activities;
2. Sequencing of landscaping to include the pines along the northern property line, the trees along Underwood Road, the hedge around Units 1-3 and seeding around the detention pond shall be completed prior to issuance of a Certificate of Occupancy;
3. The developers contribution of \$400 per unit impact fee for the signalization of the intersection of Back River Road and Durham Road; and
4. The Planning Board recommends that the City Council accept the Conservation Easement.

Patty Torr seconded.

VOTE U/A

- b. Discussion of major subdivision plan for Ojala Construction (Woodmere).

Jim Caliendo stepped down on this application.

Tom Forbes took his chair as alternate.

Malcolm McNeill represented the application.

Bill Collins stated that the developer has changed the open space area and that the Planning Department recommends what the applicant has proposed.

Otis Perry asked about the building setback for lots 25, 42, 19, 44 and 45.

Pete Bouchard asked who would review the Homeowner's Association contract.

Bill Collins stated it would be the City Attorney.

Joseph Etelman asked if a price had been established for the homes.

Malcolm McNeill replied that they would be \$113,900.

Harold Preston read a letter from Doug George who is an abutter. His concern was a drainage culvert.

Kevin Mone motioned to approve with the following conditions:

1. The fifteen (15) comments from the City Engineer be incorporated and reflected by revisions;
2. The Homeowner's Association contract be reviewed and approved by the City Attorney and Public Works;
3. Setbacks from Class VI soils and conservation district be established on the plan;
4. Self imposed building setback for lots 36, 37, 27 and 28 to keep buildings out of the wetland;
5. Conditional Use Permits for wetland crossing of driveways and for lots 38 and 41; and
6. Request a waiver of a sidewalk on one side.

Patty Torr seconded.

VOTE 3-6 motion denied. Plans are to show compliance of conditions for future meeting (April 25, 1989 old business)

c. Discussion of major subdivision for Wayne Estes.

This item is on hold awaiting a decision by the N.H. Wetlands Board.

d. Discussion of site plan for Stephen's Run.

Kevin McEneaney represented the application.

Patty Torr motioned to approve with the following conditions:

1. The four (4) comments from the City Engineer dated April 11, 1989 be incorporated on the plan;
2. A Letter of Credit be submitted in the amount of \$16,000 for soil and erosion control;
3. The Sue Crowen playground design be constructed as proposed; and
4. A \$400 per unit traffic impact fee be submitted upon issuance of Building Permits; and

5. A Conservation Easement be recorded.

Richard Lak seconded.

VOTE 7-2 motion carried.

ITEM #8: New Business

Harold Preston requested that on the last chapter of the Master Plan the names of the people involved be established within the chapter.

The Board agreed.

ITEM #9: Adjourn

Mike McDonnell motioned to adjourn.

Jim Caliendo seconded.

VOTE U/A

Meeting adjourned at 10:00 PM