

MEETING MINUTES
DOVER PLANNING BOARD
MARCH 28, 1989

MEMBERS PRESENT: Harold Preston, Otis Perry, Jim Caliendo,
Joseph Etelman, Richard Lak, Pete Bouchard,
Kevin Mone, Patricia Torr
Jon Towle - alternate
Tom Forbes - alternate

MEMBERS ABSENT: Mike McDonnell

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

Meeting called to order at 7:06 PM.

ITEM #1: Approval of minutes

Bill Collins stated that on page 6, fourth line from the top, should have read 400 feet instead of 10.

Otis Perry stated that on page 2 (Strafford Appliance) the motion for the waiver should be stated. He then replied that on page 4 (Woodmere) paragraph 9, should read that there will be no common ownership. Also, on page 8 regarding Dover Sand and Gravel, the motion for the amendment of the first vote should be stated.

Otis Perry motioned to approve the minutes as amended.

Tom Forbes seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a minor subdivision of land owned by Ned Rollins, Assessor's Map N, Lot 3, zoned R-40, located on Three Rivers Farm Road. (2 Lots)

This item was withdrawn by the applicant.

ITEM #3: Consideration of acceptance of an application for a major subdivision of land owned by Jay Edwards - Underwood Enterprises, Assessor's Map I, Lot 6C, zoned RM-12, located on Back River Road. (12 units)

Bob Bersin of Norway Plains Survey Assoc. represented the application.

Bill Collins asked if the owner was going to record the proposed 350 foot conservation easement.

Bob Bersin replied that the owner was taking it into consideration.

Bill Collins discussed the TRC Comments from December.

Otis Perry questioned the site distance which was a concern at TRC.

Bill Collins stated that the road was measured with a wheel in both directions and the site distance exists both ways.

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

Bob Bersin replied that there would be a maintenance agreement that would have to be approved before Certificates of Occupancy are issued.

Otis Perry asked if this agreement had been reviewed yet.

Bill Collins stated that sometimes it is a condition, sometimes it isn't.

Jim Caliendo asked if it is required that the units be sprinklered.

Bob Bersin replied that they will all be sprinklered.

Otis Perry motioned to accept the application.

Jim Caliendo seconded.

VOTE U/A

Public hearing opened.

Bill Fogarty - Back River Road - an abutter - stated that he was against the proposal. He stated that the applicant came before the Planning Board just after the moratorium for 4 s.f. homes, this application was disapproved. As for the 50 foot right of way at the entrance, it is not there. It is 38 feet from the property line to the barn. He also felt that there was a real traffic problem, the visibility is poor, there is a problem with the flow of water on the road, it freezes.

Peter Hooksema - Back River Road, an abutter - stated that he owns 14 acres behind Sawyer Mills. Since the apartments have been created, there is easy access to the woods. This has generated a great deal of garbage on his property. People are camping out over night. The property line is marked with a stone wall, he felt that is was aesthetic and historic and hoped that it would be preserved. He would like to see a stockade fence put up to protect the wall and also to keep

people from going on to his property.

Don Smith - Back River Road, an abutter - opposed to the development. His concern was the dumpster which would be located about 20 feet from his property. He would like to see it moved or screened.

Bob Bersin answered these questions - Mr. Fogarty - there is an erosion control plan which shows the profile of the swales and treatment swales to take care of discharge before it goes into the river. Mr Smith - the dumpster is part of the landscaping plan we will try to screen it as much as possible. Mr. Hooksema - a fence is considerable, will try to save the wall.

Public hearing closed.

Bill Collins stated that a traffic signal would have to be installed on Durham and Back River Road.

Jim Caliendo asked if the developer would cover the cost.

Bill Collins stated that it is in the City's CIP - Impact Fees. The developer will pay his proportion toward the light, it is not fair to make him pay for the whole thing.

Jim Caliendo asked the cost of the units.

Bob Bersin replied that it hasn't been determined yet.

Kevin Mone asked if Underwood Road will be an accepted City street.

Bob Bersin replied no.

Pete Bouchard asked about the other two existing houses. Would they have to park on the street?

Harold Preston replied that parking is allowed on the street, and that they already can park there.

Otis Perry asked about the stone wall - should there be a buffer - and has the owner considered a fence or brush?

Bob Bersin replied that there is a landscaping plan provided.

Kevin Mone asked if the name of the road (Underwood Road) would have to be changed to Underwood Drive since it will not be a City street.

Bill Collins stated that he had spoken with the Police, and there is no issue of naming the access way a street, a road or a drive.

Kevin Mone then asked if the barn is to be converted will that require a Change of Use and will it meet the building setback requirement.

Bob Bersin replied that the barn will be converted to a single family dwelling unit that does meet the building setback. If it were to be more, then he would have to apply for a Change of Use and probably seek a variance.

Jim Caliendo motioned for a site walk.

Otis Perry seconded.

VOTE U/A

Sitewalk scheduled for March 29, 1989 at 5:00 PM

ITEM #4: Old Business

- a. Discussion and vote on the Utility and Community Facilities Chapters of the Dover Master Plan.

Otis Perry motioned to adopt the resolution.

Patty Torr seconded

Harold Preston was concerned with page 14 of the Community Facilities section. The sentence which stated "Given the reasons listed previously, the Free Trade parcel should be given the highest priority" should be deleted.

Pete Bouchard motioned to amend the motion to strike out the sentence on page 14 as Harold Preston stated.

Kevin Mone seconded

VOTE on the amended motion 7-2

VOTE on the motion to adopt the formal resolution 8-1

The amended motion carried.

- b. Discussion of Stephen's Run

Otis Perry asked about built in dates, performance standards and what will assure us it will be done.

Bill Collins replied that the scheduling of the erosion control work will initially need to be approved by Dean Peschel the City's Soil Scientist, and that the City Engineer's comments will have to be on the plan.

Kevin Mone motioned to have Bill's recommendation as conditions of approval. *motion was not seconded, no vote.*

ITEM #5: New Business

- a. Discussion of assessments for North Side Sewer.

Discussion ensued regarding this stating what the cost for the sewer line would be. The board made no determination since assessments have not been incorporated yet.

- b. Discussion of the water line for Route 16B.

Bill Collins requested that this be deferred.

- c. Discussion of Briarwood Estates approval extension.

Otis Perry motioned for an extension with the following conditions:

1. A Letter of Credit must be submitted with the expiration date of October 1, 1989, allowing the funds to be available to the City as of August 1, 1989; and
2. The developer must contact the City Engineer to determine the amount of the Letter of Credit.

Jim Caliendo seconded.

VOTE U/A

Otis Perry motioned to adjourn.

Jim Caliendo seconded.

VOTE U/A

Meeting adjourned at 8:45 PM