

MEETING MINUTES  
DOVER PLANNING BOARD  
MARCH 14, 1989

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

MEMBERS ABSENT: Patricia Torr, Joseph Etleman, Richard Lak

OTHERS PRESENT: Bill Collins, 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 4, Mr. Brunelle's name was spelled incorrectly, and that on Item #7, Peggy McLaughlin was not an abutter.

Mike McDonnell motioned to approve the minutes as amended.

Otis Perry seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Stephen and Constance Roy and Douglas and Mary Hill, Assessor's Map 30, Lots 49 and 50, zoned RM-10, located on Maple Street.

Doug Hill represented the application.

Mike McDonnell motioned to accept the application.

Jim Caliendo and Otis Perry seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Jim Caliendo motioned to approve.

Mike McDonnell and Otis Perry seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a site review of land owned by George Lazarus, Assessor's Map 40, Lots 20 and 21A, zoned B-3, located on Routes 16 and 16B.

Bob Bersin of Norway Plains Surveyors represented the application.

Jim Caliendo motioned to accept the application.

Mike McDonnell seconded.

VOTE U/A

Public hearing opened.

Mr. Arnold Peters - an abutter - spoke for the application.

Public hearing closed.

Kevin Mone questioned what type of access would be used for the new parking lot? Will it add to the traffic or help it?

Bob Bersin replied that the new access would be off of Route 16B, and that the access on Route 16 would remain the same.

Jim Caliendo motioned to approve the application with the following conditions:

1. The new addition must be at least fifteen (15) feet from the property line; and
2. A cross easement with Service America must be recorded to allow shared use of the existing driveway on Rte. 16B.

Otis Perry seconded.

VOTE U/A

A waiver was granted for the pavement setback between Strafford Appliance and Service America to allow use of the shared driveway.

Jim Caliendo motioned

Mike McDonnell seconded.

ITEM #4: Consideration of acceptance of an application for an ADS subdivision of land (concept only) owned by Raymond Martineau, Jr., Assessor's Map K, Lot 1A, zoned R-40, located on McKone Lane.

Ray Martineau represented the application.

Pete Bouchard asked if this application met all of the requirements of an ADS subdivision?

Bill Collins stated that it does.

Pete Bouchard asked what type of open space would be left?

Ray Martineau replied that there would be 1 1/2 acres of open space.

Kevin Mone stated that this was not a typical ADS and felt that the applicant should have applied for a 3 lot subdivision.

Otis Perry motioned to accept the application.

Jim Caliendo seconded.

VOTE 6-1 Kevin Mone against.

Public hearing opened.

No comment.

Public hearing closed.

Pete Bouchard motioned to deny the application.

Otis Perry seconded.

VOTE U/A - Motion was denied because the application failed to meet the intent of the cluster ordinance.

**ITEM #5:** Consideration of acceptance of an application for a major subdivision of land owned by Wayne and Deirdre Estes, Assessor's Map H, Lots 6 and 6-2, zoned R-20, located on Durham Road.

Malcolm McNeil represented the application. He requested that Item #6 be heard first since the engineer for this application had not arrived yet.

The Board agreed.

**ITEM #6:** Consideration of an application for a major subdivision of land owned by Edmond Grady and George Rivers (Applicant: Ojala Construction), Assessor's Map A, Lots 9C and 10, zoned R-12, located on Long Hill Road.

Malcolm McNeil represented the application. He stated that the applicant is also requesting a waiver of the double sidewalk within the subdivision.

Otis Perry motioned to accept the application.

Mike McDonnell seconded.

VOTE U/A

Public hearing opened.

Douglas George, Governor's Saywer Lane who owns abutting property spoke in favor of the subdivision and the granting of the waiver. Although, his only concern is the potential drainage problem with the culvert. The City installed a new culvert recently and we now have a year round stream across some of my property.

Harold Preston stated that a letter was received from Brian St. Onge - an abutter - who is against the approval of this subdivision.

Public hearing closed.

Kevin Mone motioned for a site walk.

Jim Caliendo asked about the Homeowner's Association.

Malcolm McNeil stated that there would be no common ownership features: the pump station, common area, detention pond, etc. However, this would only be required if the Board was to require on-site recreation. (The Long Hill Park is within walking distance)

Jim Caliendo then questioned whether he was correct that this was to be affordable housing.

Malcolm McNeil stated that this would be affordable housing. The houses would be between 100,000 and 150,000.

Site walk is scheduled for March 27, 1989 at 4:00 PM

The Board went back to Item #5

Malcolm McNeil represented the application.

Otis Perry motioned to accept the application.

Jim Caliendo seconded.

VOTE U/A

Public hearing opened.

Bill McQuade - an abutter - presented pictures of the proposed Lot 7, stating that there was excessive wetland vegetation and that the land is always wet. He requested

that the Board recess the public hearing until the site walk is completed by the Board. He also requested that the Board consider a bond for the drainage.  
Public hearing closed.

Bill Collins stated that Engineering comments would need to be completed.

Site walk scheduled for March 29, 1989 at 4:00 PM.

**ITEM #7:** Consideration of acceptance of an application for a site plan of land owned by George Kokinos, Assessor's Map I, Lots 63, 63A, 5 and 5A, zoned R-12, located on Back River Road.

Kevin McEneaney represented the application. He stated that because of the density of the parcel only 29 units would be allowed instead of 30. The developer will contribute \$400 per unit for a signal at the intersection.

Jim Caliendo motioned to accept the application.

Mike McDonnell seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Pete Bouchard motioned to table the application to the City Council for their vote on the force main that will have to go into the road.

Mike McDonnell seconded.

VOTE U/A

**ITEM #8:** Consideration of acceptance of an application for a Alternate Design Subdivision of land owned by Donald Purdy and Terrie Flanagan (Applicant: Century Development), Assessor's Map 20, Lot 114 and Map 21, Lot 1A, zoned R-12, located on Elmview Circle.

Tom Forbes stepped down on this application.

Linda Cyora-Korsgard represented the application.

Otis Perry motioned to accept the application.

Mike McDonnell seconded.

VOTE 5-1 Jim Caliendo abstained.  
Public hearing opened.

James Delco - 2 Elmview Circle an abutter - asked if the Right-of-way would be off of Elmview Circle.

Harold Preston stated yes.

Mr. Delco asked why it would have to be there.

Bill Collins replied that two street intersections cannot be within (400) feet of each other.

Public hearing closed.

Kevin Mone asked why the applicant had changed their application from duplexes to single family homes. Didn't the Board approve the concept for duplexes?

Bill Collins stated that the developer is trying to convince the Board that the property is unique and to develop it in the best possible way.

Pete Bouchard asked if a waiver for Elmview Circle would be required for the streets being less than 400 feet apart.

Bill Collins stated that the waiver would be required, and that the road would be maintained as a private drive.

Kevin Mone motioned to approve the waiver for the street off of Elmview Circle.

Otis Perry seconded.

VOTE U/A

Jim Caliendo motioned to approve the application with the following conditions:

1. The comments from Engineering dated 3/10/89 be complied with;
2. The drainage structure in the retention area is to be approved by the City Engineer; and

A Conditional Use Permit was granted for installing the sewer across the Wetland Protection District.

Kevin Mone questioned what the homeowner's would do if they wanted to install a deck or a garage.

Jay Stephens stated that the developer has left enough room between the structures so that the setback (30 ft) would

still apply if they wanted to build a one car garage. The same would apply for a deck.

Pete seconded the motion.

VOTE U/A

**ITEM #9: Public hearing on the Utility and Community Facilities Chapters of the Dover Master Plan.**

Councilor Bill McQuade spoke for Councilor Tom Duffy stating that drainage was not addressed in these chapters.

Public hearing closed.

A vote on the Chapters will be taken at the next meeting - March 28, 1989.

Item #10: Authorize a public hearing regarding abandoned vehicles

Jim Caliendo motioned to authorize the public hearing.

Otis Perry seconded.

VOTE U/A

Public hearing will be held April 11, 1989

**ITEM #11: Old Business**

- a. Discussion and vote on the site review application by the Asia Restaurant.

Pete Bouchard asked about the grate that would be necessary across the driveway.

Steve Haight stated that it would be complied with.

Jim Caliendo motioned to approve the application with the following condition:

1. That the driveway have a drainage grate across it.

Otis Perry seconded.

VOTE 6-1 Tom Forbes abstained.

- b. Discussion and vote on the site review application by Tri-City Car Wash (office space)

Jim Caliendo motioned to approve with the following conditions:

1. The two parking spaces near Central Avenue be rotated ninety (90) degrees, and;
2. The upstairs office space is not to be leased, but to be used for your own company.

Otis Perry seconded.

VOTE 6-1 Tom Forbes abstained.

- c. Discussion and vote on the site review application by Kevin Keeseey.

Bill Collins stated that the developer has agreed to contribute to the cost of the installation of a new water line between the river and County Farm Road. This agreement entails the developer providing all equipment, complete all clean-up work, and provide for one-half (1/2) of all needed paving and blasting. Furthermore, the agreement states that no abatement will be sought on behalf of the development.

Kevin Mone motioned to approve.

Mike McDonnell seconded.

VOTE 6-1 Tom Forbes abstained.

- d. Discussion and vote on the extraction permit by Dover Sand and Gravel.

Bill Collins stated that the face of the pit behind the houses located on Partridge Lane is only actively excavated 1-2 weeks per year.

Pete Bouchard asked if the pit was grandfathered and if it is, what exactly does it mean? Do they have to do anything?

Bill Collins stated that the question could not really be answered.

Jim Caliendo motioned to approve the permit with the following condition:

1. The owner will try to stabilize the face of the section of the pit with clay and try to remedy the problem by the time the permit expires.

Kevin Mone seconded.

VOTE 4-3

Otis Perry motioned to amend the motion to state:

1. The upper plateau between the rim and the edge of

the abutting property have clay put in to stop the sand from blowing.

Kevin Mone seconded.

VOTE 4-3

Otis Perry motined to approve as amended.

Tom Forbes seconded.

VOTE 4-3 motion granted.

ITEM #12: New Business

- a. Discussion of Charlie Mutrie bond for Mount Pleasant Estates.

Discussion ensued regarding the bond and work to be completed.

Otis Perry motioned to extend the bond until October 1, 1989 with the following condition:

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; Contact the City Engineer for the amount.

Mike McDonnell seconded.

VOTE U/A

- b. Discussion of Gary Boukas recommendation

Atty. Shaheen represented Mr. Boukas

Discussion ensued.

Otis Perry motioned that the Board recommend the request for a special exception for Mr. Boukas to the ZBA with the following conditions:

1. All conditions recommended by the Conservation Commission be applied;
2. That all construction and equipment be kept as close to the house as possible; and
3. The surveyor must complete a boundary survey.

Kevin Mone seconded.

VOTE U/A

Jim Caliendo motioned to adjourn.

Pete Bouchard seconded.

VOTE U/A

Meeting adjourned at 10:00 PM.