

**DOVER PLANNING BOARD
MINUTES OF MEETING
JUNE 11, 2002**

MEMBERS PRESENT: Parks Christenbury, Tony McManus, Joyce El Kouarti, David Landry, Frank Torr, Pete Lavoie, Dennis Ciotti, Ron Cole

MEMBERS ABSENT: Beth Thompson, Margaret Stevenson, Chuck Maglaras

STAFF PRESENT: Steven Stancel, Planning Director and Jacqueline Freeman,
Recording Secretary

ITEM #1: Citizen's Forum

There were no speakers

ITEM #2: Approval of the minutes.

Frank Torr made the motion to approve the minutes.

Pete Lavoie seconded.

Tony McManus stated that on page 2, Annette Corcoran should be Annette Cockburn.

VOTE U/A

ITEM #3: Consideration and acceptance of a minor Lot Line Adjustment of land for Earle & Virginia Goodwin and John & Sharon Buckley, Assessor's Map 11, Lots 14-B-1 & 14-B, zoned RM-10, located at 34 & 36 Arch Street.* (P02-27)

Atty. Mike Bolduc, of Wyskiel, Boc & Tillinghast, represented the applicants in this lot line adjustment. He said that all the requirements have been fulfilled. The purpose is to round off the corner of the lot so that the Goodwin driveway will not be encroaching onto the Buckley property. He added that there is a right-of-way on the property and this plan will in no way affect the Catalfos' right-of-way.

Joyce El Kouarti made the motion to accept the application.

Dennis Ciotti seconded.

VOTE U/A

The public hearing was opened.

Gail Catalfo stated that she and her husband are abutters and they are not totally in agreement with the lot line adjustment. She said that in the deed the right-of-way is referred to as a proposed street. Mrs. Catalfo handed out a copy of a deed and went over some of the history of the area and of the Variance the Goodwins received of 57 feet. She said that Mr. Goodwin put a portion of his driveway across the back corner of the Buckley lot. She said that their problem is that by giving the Buckylys the additional

frontage, the lot line will be extended by 15', which will allow Mr. Buckley to build another bay onto his garage that will sit within inches of the proposed street. This lot line adjustment, created by the Goodwins, is creating a problem for them. They want to preserve the equity in their property and not have it diminished in value because of this lot line adjustment. She said that they are asking that they not increase the non-conformity of the lot. She handed out a map to the Board members.

Mike Bolduc stated that the right-of-way was owned by two sisters prior to the Goodwin's ownership. He said that the transfer of that property to Mr. Buckley is still subject to that right-of-way and that Mr. Buckley has the right to build right up to that right-of-way, but he has no plans to do so at this time. Mr. Bolduc said that this is all irrelevant because this right-of-way will exist after this lot line adjustment as it was before hand.

Gail Catalfo stated that they were approached by Mr. Wyskiel with regard to the garage and the garage was also brought up at the ZBA meeting. She said that he still can't build up to a proposed street, and reiterated that this lot line adjustment will eliminate the 15' setback.

The public hearing was closed.

Steve Stancel reminded the Board that, traditionally, they haven't gotten involved in disputes regarding lot lines and right-of-way lines. He said that it was left up to the actual surveyor and they take the surveyor's stamp as the proper survey. It is a civil matter between the two parties. He said that they do agree on this particular issue with Atty. Mike Bolduc and the applicants that this is a private right-of-way, not a public right-of-way, and as such, you can build right up to it. Steve Stancel said that the lot lines themselves are irrelevant to the right-of-way. That private right-of-way is not changing and will continue to be intact. He gave the recommended conditions of approval.

Parks Christenbury stated that he just wants it to be made clear that if Mr. Buckley does add on to his garage, he can build it right up to the right-of-way as per our own zoning regulations. There are no setbacks, because it is not a public street.

Steve Stancel stated that that was correct.

Dennis Ciotti asked what the distance was between the old lot line proceeding south to the new lot line.

Ken Moore said that it is parallel 15 feet from the old lot line.

Tony McManus made the motion to approve the plan with the following conditions:

1. Add the owners' signatures to the plat.
2. Add the surveyor's signature to the surveyor stamp on the plat.
3. Revise the plat to add a note that a digital version of the survey will be provided to the City upon approval

Parks Christenbury seconded.
VOTE U/A

**ITEM #4: Consideration and acceptance of a site plan of land for the City of Dover,
Assessor's Map 23, Lot 15, zoned RM-8, located at 6 Washington Street.
(P02-25)**

Gary Bannon, Recreation Superintendent, explained the improvements to Henry Law Park, the Butterfield Gym and the bandshell. He had a plan that was colored in to show the amphitheater seating, the improved pathways and the handicap access. He said that a goal is to make the Butterfield Gym more accessible and to get rid of the pavement in the front. Gary said that this plan will make the park and the gym blend in together and they are gaining more grassed area.

Parks Christenbury made the motion to accept the application.
Dennis Ciotti seconded.

VOTE U/A

Abstained – Pete Lavoie

The public hearing was opened.
There were no comments.
The public hearing was closed.

Steve Stancel stated that this project does fall under RSA:674-54 Government Land Uses and, therefore, does not require approval from the Planning Board. Non-binding recommendations can be made and he gave the staff recommendations.

Parks Christenbury made the motion to approve with the staff recommendations:

1. Add the engineer's stamp and signature to the plan.
2. Add a locus map to the cover sheet.
3. The reconfiguration of the bus stop and handicapped parking spaces on Washington Street are part of the approval.

Dennis Ciotti seconded.

David Landry said that he was going to vote against this but wanted it to be clear that he thinks that it is very generous on the part of the Rotary. David Landry said that he thinks that it is a poor location, given the proximity of a very busy street and its use. He said that he is not opposed to the idea because it's wonderful and it would be good for Dover as a concept. He added that he has always been opposed to the location.

VOTE 5 – 1

**Opposed – David Landry
Abstained – Pete Lavoie**

ITEM #5: Old Business

There was none.

ITEM #6: New Business

Ron Cole asked for brief reports from the committee chairs.

Parks Christenbury stated that his committee is the Commercial/Industrial Base Subcommittee. Beth Thompson is the chair but is on vacation this week. Parks said that beside economic development and rezoning, there are some very exciting ideas that will be coming forward out of this committee.

Ron Cole asked the various committees if it would be ok that the meeting to bring them all forward, takes place at the first meeting in July instead of the last one in June because he is going to be out of town and he would like to be present.

Tony McManus, Chair of the Open Space Subcommittee, stated that they have had some interesting discussions on Transfer of Development Rights and PUDs. He said that the staff from the Planning Department has been very helpful. They have at least one more meeting left and they will have some concrete proposals by the end of the month.

Dennis Ciotti said that his committee is the Residential Changes to Manage Growth Subcommittee. He said that he would like to publicly thank Steve Bird for his help and generosity with his time and his expertise. He said that they have 10 recommendations to pass forward. Three are already in resolution form and ready to submit. They have several recommendations that he thinks will halt the residential growth of Dover. They are looking at swapping land for open areas, swapping road widths, etc. They are also looking at increasing setbacks from jurisdictional wetlands and streams and three zoning changes. He thanked the members of his committee: Dan Gabriel, Dean Trefethen and Dave Landry for showing up and giving of their time.

David Landry said that his committee is the Quality of Life Subcommittee and the members are: Peg Stevenson, Kim Pawlawski, Mark Stafford, Tom Fargo and Debra Dineen. He said that this committee has been called the "catch all" committee. Some of the items that were discussed ranged from Elderly Assisted Care Housing, the Scenic Road Ordinance, Wetland and Groundwater Protection Ordinances and Sign Ordinance. He said that Chris Parker has been a great deal of help to them. He said that 3 or 4 members of the public sat in on some of the meetings. David said that they have finalized the Scenic Road Ordinance proposal with staff and are now finalizing the Wetlands and Groundwater Protection Ordinances. The Sign Ordinance is not quite done.

Steve Stancel stated that they have hired a consultant to review Impact Fees and it will be completed by the end of June.

Ron Cole said that he appreciates the work that has been going on not only with the Planning Board members but with the members of the public. It is always good to get some outside opinions. Ron Cole said that he noticed that the Chairs of the committees all appreciated the assistance of the staff. He said that a lot of people don't have any idea what it is that the Planning staff does. He said that the public might think that they just sit in their office and look at plans all day long. He said that he wanted to comment that Dover has barely enough staff. Dover is a good size community that everyone wants to move into. He said that he always feels bad for some of the smaller communities in the area when he sees some of the stuff that is going on because they don't have staff. He said that he knows the number of meetings that Steve Stancel and Steve Bird go to. He said that they start talking about cutting the budget and he doesn't want to pay any more taxes but he also doesn't want his services cut. Ron said that he is willing to step up to the plate and pay a few more dollars to get the professional assistance that we have now. As we go down this road in the Twenty-First Century, planning is the only thing that is going to keep this City in the right direction. He wants everyone to remember that and he hopes that there are some City Council members that are sitting out there watching this right now that will understand the fact that if you attempt to cut in the Planning Department, we would be down one planner at least. We can't be down one planner, it's as simple as that. If you want the community to continue to grow and grow properly, that's what planning is all about.

ITEM #7: Adjournment

Frank Torr made the motion to adjourn.
David Landry seconded.

VOTE U/A