

**DOVER PLANNING BOARD  
MINUTES OF MEETING  
JULY 10, 2001**

**MEMBERS PRESENT:** Margaret Stevenson, David Landry, Anthony McManus,  
Frank Torr, Pete Lavoie, Beth Thompson, Jerry Reese, Ronald  
Cole, Dennis Ciotti, Brenda Whitmore

**MEMBERS ABSENT:** John Sullivan, Charles Maglaras

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

Chairman Cole brought the meeting to order at 7:00.

**ITEM #1: Approval of minutes of the previous meeting.**

Frank Torr made the motion to approve.  
Beth Thompson seconded.

Jerry Reese stated that he wasn't absent, he sent his alternative Bob Berry in his place.

Tony McManus stated that on Page 2, where he was noted as stepping down and Frank Torr sat in for him, also wants to have it noted that he took no part in the discussion and vote. He said that with regard to the vote on the Theodore Conditional Use Permit on Leighton Road, on Page 9, and the motion by John Sullivan, that he had made the suggestion that the motion incorporate the recommendations and comments of the Planning Department and the Board agreed.

**VOTE U/A**

**Abstained – David Landry**

**ITEM #2: Consideration and acceptance of an application for a minor lot line  
adjustment of land for Stabile Homes at Dover, Inc., Assessor's Map B,  
Lots 42 & 43, zoned R-40, located on Sixth St.**

Kevin McEneaney represented Stablile Homes. He explained that this is a simple lot line adjustment. He said that the foundation was placed too close to the lot line on Lot 42 and did not meet the 25' setback.

Jerry Reese made the motion to accept.  
Peg Stevenson seconded.

**VOTE U/A**

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

Jerry Reese made the motion to approve with the staff recommended conditions as follows:

1. Add the owner's signature to the plat.
2. Revise the plat to add two GIS coordinate points.
3. Revise the plat to add a note indicating that a digital version of the final plat will be provided to the Planning Department.

Peg Stevenson seconded.

**VOTE U/A**

**ITEM #3: Consideration and acceptance of an application for a minor lot line adjustment of land for George & Frances Dowaliby and Kevin Tully & Sharon Legere, Assessor's Map H, Lots 47A & 48, zoned R-40, located on Cold Springs Road.**

George Dowaliby stated that he wishes to change the lot line.

Frank Torr made the motion to accept the application.

Beth Thompson seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Frank Torr made the motion to approve with the Planning staff recommendations as follows:

1. Add the owners' signatures to the plat.
2. Add the surveyor's signature to the surveyor stamp.

Beth Thompson seconded.

**VOTE U/A**

**ITEM #4: Old Business**

**a. Discussion and possible vote for Stabile Homes of Dover, located on Tuttle Lane. (28 lots)**

Ron Cole stated that Stabile would not be discussed tonight.

Steve Stancel stated that the primary issue is the sewer line and they are still in negotiations.

**b. Sixty-day extension request for Motiva on Silver Street.**

Malcolm McNeill stated that he represents Motiva. He said that the Board previously granted a 60-day extension, which will expire on July 13<sup>th</sup>. He said that the court finally rendered a decision on this case on June 13<sup>th</sup>. The ruling was completely in the favor of Motiva without any adverse findings whatsoever. The abutters have filed a motion to reconsideration 10 days after the decision was rendered. He said that he is expecting a ruling on that very shortly. He said that since they were here last, the City Council acted on the School Department request for modification of Silver Street and they are trying to integrate those results into their final plans. He said that he will be bringing something forward to the Planning Dept. within 30 days despite the fact that they are asking for 60 days.

Brenda Whitmore made the motion grant the 60-day extension.

Frank Torr seconded.

**VOTE 7 – 1**

**Opposed - Tony McManus**

Steve Stancel updated the Board on some of the projects that the staff is working on as follows:

**Impact Fees proposal** - will be ready in early August.

**Growth Management Task Force** – will start meeting in August.

**Groundwater Protection Ordinance** is being finalized with Tom Fargo and

Conservation Commission – late August or early September

**Scenic Road Revisions**, which this Board approved and sent to the Council - the

Council sent it back to the Planning with some revisions

**Smart Growth Seminar/Workshop** – shortly after Labor Day

Steve Stancel said that he has heard from 4 or 5 people who want to participate in the Smart Growth Workshop. He said that the director of the Office of State Planning suggested that he would like to meet with several Seacoast communities at once. Steve said that he is coordinating with other surrounding communities to hold the seminar sometime in September.

**NEW BUSINESS**

Jerry Reese said in reference to the Tuttle Lane Development and the issue of the pump station, that the developer builds them and there is no provision for future needs or repairs. He asked if it is in the purview of the Planning Department to have the developer put \$5,000 to \$15,000 in a fund so that the City has a sum of money to repair and maintain these pumps down the road.

Steve Stancel stated that he could call the Municipal Association and ask. He said that it is his opinion that given the current RSAs, you can't charge for something that becomes public property. He said that we could charge impact fees for capital costs associated

with the development and for upgrades of the surrounding infrastructure based on new construction, but he doesn't believe that you can charge for future maintenance.

David Landry would like to be clear whether the City has to legally allow pump stations or extending the utilities in the first place. He said that we should look seriously about changing zoning so that extending utilities beyond a certain point in certain areas of the City would not be allowed even if someone were willing to pay for it.

Steve Stancel stated that Russ Thibeault, in the Land Use Section of the Master Plan, spoke about creating zones in the City where you would not be allowed to extend utilities as a way to help control growth. Steve said that was an issue that was discussed in great detail in the Utilities section of the Master Plan.

**ITEM #6: Adjournment**

Jerry Reese made the motion to adjourn.

Peg Stevenson seconded.

**VOTE U/A**