

**DOVER PLANNING BOARD  
MINUTES OF MEETING  
JULY 22, 1997**

**MEMBERS PRESENT:** Ron Cole, Otis Perry, Anthony McManus, Charles Maglaras, Mike Bobinsky, Reuben Hull, Dennis Ciotti, Paul Beecher, Brian Preston

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

Chairman Cole brought the meeting to order at 7:05 PM.

**ITEM #1: Approval of minutes.**

Anthony McManus made the motion to approve the minutes with the correction of a typo on page 3 where the word scrubs should have been shrubs.

Charles Maglaras seconded.

**VOTE U/A**

**ITEM #2: Consideration and acceptance of an application for a minor subdivision of land for James T. Gaunya (Owner Roswell Gaunya) Assessor's Map F, Lot 27, zoned R-40, located on Columbus Avenue.**

James Gaunya stated this subdivision will allow him to build a three bedroom home on the site. He stated the property has been perk tested.

Otis Perry made the motion to accept.

Charles Maglaras seconded.

**VOTE U/A**

Steve Stancel stated the plan is incomplete. He said there are no setback locations, well location, septic location, deed references, or location map on the plan. Steve said he called the engineer and he said the plan was a preliminary plan. Steve said he recommends opening the public hearing but tabling until the meeting of August 12, 1997, when Mr. Gaunya comes back with a complete plan.

The public hearing was opened.

There were no comments.

The public hearing was closed.

Charles Maglaras made the motion to table.

Dennis Ciotti seconded.

**VOTE U/A**

**ITEM #3: Consideration and acceptance of an application for a minor lot line adjustment of land for the City of Dover and Mary L. Moore Trust (Dunkin Donuts), Assessor's Map 5, Lot 5, zoned B-2, located on Fourth Street and Central Avenue.**

Steve Stancel represented the City and stated that the next two plans before the Board deal with a project the City has been working on with the State of NH and Gilford Rail System and involves the upgrade of two rail crossings. He said this plan deals with an even swap of land.

Otis Perry made the motion to accept the application.

Reuben Hull seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Otis Perry made the motion to approve the plan with the condition that the owners' signatures are placed on the plan.

Mike Bobinsky seconded.

**VOTE U/A**

**ITEM #4: Application for a minor lot line adjustment of land for the City of Dover and David Jennision (Kick-Off Sports), Assessor's Map 6, Lot 44, zoned B-2, located on Third Street and Chestnut Street.**

Steven Stancel represented the application. He stated that currently, when you come out of Third Street you have to sit on the rail crossing if you are turning left. This swap will eliminate this movement. He said when coming out of Third Street there will be no left turn onto Chestnut Street. In order to effectuate this plan, a small amount of property had to be purchased from the sports bar that sits on the corner.

Otis Perry made the motion to accept the application.

Dennis Ciotti seconded.

Charles Maglaras asked if this affected the amount of parking for the sports bar.

Steve Stancel stated that it does not change the parking lot.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Otis Perry made the motion to approve with the following conditions:

1. Owners signatures be placed on the plan.
2. The lot lines to be deleted be clearly marked on the plan.

Reuben Hull seconded.

**VOTE U/A**

**ITEM #5: Consideration and acceptance of an application for a minor lot line adjustment of land for Shawn M. Housley (owners Richard & Emily Spear), Assessor's Map 25, lots 66-4 & 66-5, zoned R-12, located at 5 & 7 Deer Creek Run.**

Bob Stowell represented the applicants. He stated the lot line adjustment is to correct a landscaping error. He said this plan transfers a 325 sq. ft. area from the Spears to Mr. Housley.

Otis Perry made the motion to accept the application.

Dennis Ciotti seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Charles Maglaras asked how close the driveway was to the property line.

Bob Stowell stated it was about 10 feet.

Steve Stancel stated that 5 feet is required.

Dennis Ciotti made the motion to approve with the condition that the owners' signatures be placed on the plan.

Charles Maglaras seconded.

**VOTE U/A**

**ITEM #6: Consideration and acceptance of an application for a minor lot line adjustment of land for McEneaney Survey Associates, Inc., (Owners: Katherine Bleiler & Brickyard Estates of Dover Association) Assessor's Map M, Lots 90C-1 & 90D-9, zoned R-40, located on Isaac Lucas Circle.**

Kevin McEneaney stated he is representing the applicants. He stated that the lot line adjustment is an equal area exchange. He said the reason for the exchange is that the Bleilers wish to have an addition to their house and to meet the setbacks they need additional land. The areas being conveyed are 1,633 sq. ft. each.

Otis Perry made the motion o accept the application.

Reuben Hull seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.  
The public hearing was closed.

Dennis Ciotti made the motion to approve with the condition that the owners' signatures be placed on the plan.

Paul Beecher seconded.

**VOTE U/A**

**ITEM #7: Old Business**

**a. Discussion and possible vote for WOKQ**

Roy Spugnardy, Site Engineer, introduced Mark Erickson and David Poulin. He said since the site walk last Monday they did some more surveying. He pointed out three different sites and the wetlands impact of each one. He said originally they had 8800 sq. ft. of wetland impact. When they moved away from the road they were able to save 2300 sq. ft.

Brian Preston arrived at 7:35.

Mark Erickson stated he was under the impression that Doug DeDe, Chairman of the Conservation Commission, was supposed to attend this meeting.

Ron Cole stated that Mr. Terwilliger, the Broadcasting Engineer, failed to mentioned that he has done work for WOKQ.

David Poulin explained that there are only 1/2 dozen broadcasting engineers in the area and Fuller-Jeffrey Radio owns 6 radio stations within Maine and New Hampshire including Mt. Washington. He said that all six engineers would have at some time done work for them. He added that some of the engineers are currently doing work for them. He stated that the engineer was picked by this Board and not by themselves. Mr. Poulin stated that he feels they have complied with the Board's request.

David Poulin stated that looking at the last line of Doug DeDe's letter they have complied with everything the Conservation Commission requested.

Steve Stancel stated he is satisfied and gave the staff recommendations.

Mark Erickson stated Paul Vlasich indicated that it may be possible that gravity feed sewer can be achieved. They would like to propose running a sewer line east of the site if it is feasible engineering and cost wise. He said if they cannot, they may have to resort to a septic system. He added that there is still plenty of time to do the research. He said they could not afford a cost of \$20,000 - \$30,000, but they do want to research it to see if it is a possibility.

Paul Beecher made the motion to approve with the following conditions:

1. Owners' signatures appear on the plan.
2. Change the size of the hardwood trees called out on the landscaping plan to a minimum of 2 1/2 caliper.
3. Submit NH Wetland's Council Dredge and Fill Permit to the Planning Department.
4. Provide the septic system design approval number from the State when it is received.
5. Waiver be part of the proposed 20' wide access way as 24' wide is required.
6. A Conditional Use Permit is required.

Charles Maglaras seconded.

**VOTE 6 -1**

**Opposed - Otis Perry**

**Abstained - Brian Preston**

Steve Stancel recommended that they go to the next Conservation Commission meeting to make sure they are satisfied.

**b. Extension for looping water line at Enterprise Park for Park Name Plate**

Paul Beecher asked in behalf of the Dover Economic Development Commission, to extend the time frame for looping a water line at Enterprise Park for Park Name Plate over to Venture Drive until such time as the lot that will pass through is developed. He stated they are running a tight cash flow at the present time. Mr. Beecher stated that it is not that they won't do it, it's just they can't afford to do it until such a time as they sell a lot on the other side. He stated that the line has been fully designed and engineered.

Chuck Maglaras made the motion to approve the extension.

Dennis Ciotti seconded.

**VOTE 6 - 1**

**Opposed - Otis Perry**

**Abstained - Paul Beecher**

Brian Preston was concerned with the traffic at the intersection of Whittier and Pleasant View Circle and stated that the possibility of CDBG funds should be looked into as a means of addressing the problem.

Steve Stancel stated he would see if it is eligible for money.

Otis Perry made the motion to adjourn.

Chuck Maglaras seconded.

**VOTE U/A**