

**DOVER PLANNING BOARD
MINUTES OF MEETING
SEPTEMBER 23, 1997**

MEMBERS PRESENT: Dennis Ciotti, Otis Perry, Reuben Hull, Brian Preston, Mike Bobinsky, Ronald Cole

MEMBERS ABSENT: Paul Beecher, Anthony McManus, Charles Maglaras, Karin Crittenden

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

Chairman Cole opened the meeting at 7:04.

ITEM #1: Approval of minutes.

Oits Perry made the motion to approve the minutes.

Dennis Ciotti seconded.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a minor subdivision of land for Doris Grady, Assessor's Map D, Lot 10, zoned R-12, located on Long Hill Road.

Kevin McEneaney represented the applicant and owner of the property. He stated he calls this a re-subdivision because in 1993 they did receive a subdivision approval on this property. He said it is basically a revised lot line between both lots. Lot 1 is 9.86 acres with a house and a preschool on it, while lot 2 is 1.14 acres and will be the site of a single family house. Kevin added that both lots exceed the requirements. He said the State subdivision approval is pending.

Otis Perry made the motion to accept.

Reuben Hull seconded.

VOTE U/A

The public hearing is opened.

There were no comments.

The public hearing is closed.

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

1. Add the owner's signature to the plat.
2. Submit test pit data to the Planning Department for review.

3. Depict the contour data, soil type data, proposed well location with 75 ft. protective radius, and location of septic reserved area (currently on the second sheet) on one plat for recording.
4. Receipt of State of NH WSPC Subdivision approval number.

Mike Bobinsky seconded.
VOTE U/A

ITEM #3: Consideration and acceptance of an application for a site plan of land for Cocheco Overlook Lts. Partnership (Owner Joseph G. Sawtelle), Assessor's Map 3, Lot 45, Zoned B-2, located at 12 Chapel Street.

Tim Sheldon stated that Cocheco Overlook is the entity that owns the Steam Heating Plant, the Third St. parking lot and this property. He stated that the mill has only 65 parking spaces. This parking lot will allow key executives to have their own parking space. He said it is a 9,000 sq. ft. parcel that was formerly the site of the Murphy Building. He added that a parking lot is the highest and best use for this lot. He said he would like to get the parking lot under construction within 3 weeks and have it finished in 4 weeks. He stated that he is proposing a 7 foot high fence even though some of the abutters would prefer a smaller fence which would require a variance. He said there will be drainage on site, granite curbing and bumper stops. He is asking for waivers for relief of the side yard setback and of the width of the isles. He said there will be striping and lighting.

Otis Perry made the motion to accept.
Mike Bobinsky seconded.
VOTE U/A

The public hearing was opened.

Gene Spignolli, abutter to the North, stated he was concerned with the snow runoff. He said there is a considerable amount of construction debris on his property and would like to see it removed. He said the original contractor said he would reseed the lawn but left the job before it was finished.

Ron Cole read a letter from Steve Buck, who stated his concerns as follows:

1. He would like to see the work monitored to be sure there are no violations.
2. He would like a fence on 3 sides with a maintenance requirement.
3. Grading to ensure no water would runoff onto abutters' property
4. He would like to have his grass area next to his retaining wall restored.

The public hearing was closed.

Reuben Hull stated there were no finished contours on the plan. He stated that the State has a 30 day waiting period before construction and anything done before that time is at their own risk. He added that this should be looked at.

Steve Stancel stated that he will have Engineering look into it.

Ron Cole noted that they still have Portland Avenue as the street name instead of Chapel St.

Mike Bobinsky stated that the snow storage area may be tight at times, and asked Tim Sheldon if it will be removed.

Tim Sheldon stated that they will be leasing all the parking spaces and the snow will be removed after big storms.

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

1. Add the owners' signatures to the plan.
2. Add a note to the plan indicating that all non-paved areas shall receive loam and seed.
3. Staff recommend that the Board grant the requested waivers as shown on the plan.
4. Continue the stockade fence on the north side of the parking area.
5. Incorporate the City Engineer comments 1 - 5 from the September 15, 1997, memo as follows:
 1. Drain pipe should be a minimum of 12 inches in diameter. (sch 35 PVC)
 2. All catch basins should have a 3 ft. sump.
 3. Catch basin grates in the City ROW should be type B cast iron.
 4. A concrete sidewalk detail should be added which meets City of Dover specifications.
 5. A note should be added that a six inch water main and a 3/4 inch water service that previously serviced the property needs to be shut off and capped at the mainline in the street.
6. Add an additional street tree to the front left side of the lot.
7. Add the word granite to all new curbing call-outs.
8. Loam and seed damaged areas on abutting property, as well as, removing debris on abutting parcels.

Mike Bobinsky seconded.

VOTE U/A

ITEM #4: Old Business

Steve Stancel stated that WOKQ is requesting an extension because they are waiting for their NH Wetlands permit.

Otis Perry made the motion to extend the approval for 60 days.

Dennis Ciotti seconded.
VOTE U/A

ITEM #5: New Business

Steve Stancel stated that the Council has referred the Historic Ordinance to the Planning Board. He stated that the sponsor, Councilor Williams, teaches on Tuesday and is not available until after 8:00 PM. Steve Stancel stated this ordinance would allow specific sites throughout the City instead of a Historic District. Steve said there are some legal issues that need to be addressed and he recommends discussing it at the next meeting along with the Telecommunications Ordinance.

Otis Perry stated that it might be worthwhile to contact people who were on the Historic District Commission to get their opinions. He said that Lynn Emnerson Monroe spent a whole week documenting and visiting each house included in the historic district.

Reuben Hull stated that Tessa McDonnell offered to come in to answer any questions. He added that there will be architectural tours of the historic area held on October 12, 1997.

Otis Perry said he thinks to amend the existing ordinance, it will not be necessary to declare a district with boundaries.

Ron Cole stated there will be a workshop on the Historic Ordinance at 8:00 PM at the meeting of October 14, 1997.

Steve Stancel stated that we will also discuss the Telecommunication Ordinance at that meeting because the Public Hearing will be held on October 28, 1997.

ITEM #6: Adjournment

Mike Bobinsky made the motion to adjourn.
Dennis Ciotti seconded.
VOTE U/A