

**DOVER PLANNING BOARD  
MINUTES OF MEETING  
AUGUST 11, 1998**

**MEMBERS PRESENT:** Margaret Stevenson, Ronald Cole, Anthony McManus,  
Reuben Hull, Brian Preston, Mike Bobinsky, Frank Torr

**MEMBERS ABSENT:** Paul Beecher, Karin Crittenden, Jerry Reese, Charles Maglaras

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

Chairman Cole brought the meeting to order at 7:06 PM.

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

Brian Preston made the motion to approve the minutes.  
Reuben Hull seconded.

**VOTE U/A**

**ITEM #2: Consideration and acceptance of an application for a Minor Lot Line Adjustment of land for Martin & Lisa Tatlow (Owners, John Gregoire & Martin & Lisa Tatlow), Assessor's Map I, Lot 34-A & 35, zoned R-12, located on Spruce Lane.**

Kevin McEneaney, of McEneaney Survey, represented the applicants. He stated that Gregoire was transferring 16,000 sq. ft. of land to Tatlow.

Reuben Hull made the motion to hear and accept ITEMS 2 and 3 together.  
Frank Torr seconded.

**VOTE U/A**

**ITEM #3: Consideration and acceptance of an application for a Minor Subdivision of Land for Martin & Lisa Tatlow, Assessor's Map I, Lot 34-A, zoned R-12, located on Spruce Lane.**

Kevin stated that the portion from the lot line adjustment is going toward making the subdivision. He said they have gone to the Conservation Commission and received a favorable response and they have received Wetland Board approval.

The public hearing was opened for both the lot line adjustment and the minor subdivision.

There were no comments.  
The public hearing was closed.

Frank Torr made the motion to approve **ITEM #2**, the lot line adjustment with the following conditions:

1. Add the owners' signatures to the plat.
2. Revise plat to include building setback lines.

Reuben Hull seconded.

**VOTE U/A**

Reuben Hull made the motion to approve **ITEM #3**, the minor subdivision with the following recommendations:

1. Add the owners' signatures to the plat.
2. Add Tax Assessor's Map and Lot numbers to the final plat submittal.
3. Note the size of the proposed culvert pipe on sheet 2.
4. A conditional Use permit is required from the Board. Staff recommends approval with the Conservation Commission's condition that the area of downed trees and brush be cleaned up.
5. Show the existing water line on the plat.
6. Submit the test pit results to the City Engineer.
7. Add the standard Flood Hazard note to the plat.
8. Add the standard surveyor's note regarding the source of information for the property lines.
9. Add the standard note indicating that the Building Official shall assign street addresses at the time of building permit issuance.
10. Receipt of NH Subdivision permit.

Reuben Hull seconded.

**VOTE U/A**

**ITEM #4: Consideration and acceptance of a Minor Lot Line Adjustment of land for Bertha Jalbert, (Owner, Bertha Jalbert Revocable Living Trust), Assessor's Map N, Lots 6 & 6A, zoned R-40, located at 296 Gulf Road.**

Paul Connolly, of Civilworks, represented the applicant. Paul gave the history of the property.

Anthony McManus made the motion to accept the application

Mike Bobinsky 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 following conditions:

1. Add the owners' signatures to the plat.
2. Add the surveyor's signature to the plat.
3. Revise plat to include building setback lines.
4. Add a reference note to the plat regarding existing variance #H-83-10 with an explanation of the terms of the variance.

Mike Bobinsky seconded.

**VOTE U/A**

**ITEM #5: Old Business**

**a. Discussion and possible vote on site plan for Patrick Cragin, Knox Marsh Road.  
(3 bldgs., 12 units)**

Frank Torr made the motion to remove this from the table.

Mike Bobinsky seconded.

**VOTE U/A**

Brian Preston stated that he hopes that the recreation area includes a fence. He said he will leave it up to the Planning Department.

Ron Cole asked the Board if they were in favor of a fence around the play area. They were all in favor.

Reuben Hull stated that he would like to see the pavement reduced from 24' wide to 22' to create more green space.

Mike Bobinsky stated that he is reluctant to reduce the pavement because of future safety and for access for heavy apparatus.

Reuben Hull made the motion that the access pavement be reduced from 24' to 22'.

Anthony McManus seconded.

Brian Preston stated that he would have to vote against this because it was not known what kind of development may go in behind this, and the Fire Department approved the 24 foot width at the Technical Review Committee meeting.

Frank Torr stated that there is a dilapidated fence along Hanson Memorial Way. He asked if there is a provision to keep the children out.

Paul Connolly stated that if they were to install a fence they could make one side in common with Hanson Memorial Way area. He stated that he would suggest 42' high chain link fence and add 3 sides to that. He added that he has no objection to the fence.

**VOTE 1 – 5**

**For - Reuben Hull**

**Opposed – 5**

Anthony McManus made the motion to approve with the following conditions:

1. A NH DOT Curb Cut Permit is required.
2. A Conditional Use permit is required from the Board for >20% (34% is proposed) impervious surface development in a Secondary Groundwater Protection Zone. The Conservation Commission reviewed and approved. Staff recommends approval.
3. The project needs a name for E-911 identification.
4. A lot line adjustment plat, with proper metes and bounds, property lines to be abandoned, and revised lot sizes is required for review, approval and recording.
5. A future access easement to Map H, Lot 37A is required.
6. Recreation amenities must be agreed upon by the applicant and the Planning Dept.
7. Fencing at the discretion of the Planning Department.

Frank Torr seconded.

**VOTE U/A**

**Steve Stancel stated that ITEM # 5 b. MJS Engineering, located on Varney Road. (19 lots) and ITEM # 5 c. Park Avenue Development Corp, located on Dover Neck Road (25 lots) are still being worked on and the Planning staff recommends they remain on the table at this time.**

**d. Mark Phillips ( Wingate Lane Condominiums) located on Back River Road,** requested a 60 day extension of approval because the State discovered some wetlands on the site and he has had to apply for a State Wetlands Permit. He will be requesting a Conditional Use Permit, at the next Planning Board meeting of August 25, 1998.

Mark Phillips stated that the Conservation Commission has given its, approval and a Wetlands Permit has been filed.

Anthony McManus made the motion to approve the 60 day extension.

Margaret Stevenson seconded.

**VOTE U/A**

#### **ITEM #7: New Business**

Steve Stancel stated there are three additional proposed amendments to the zoning ordinance. The first is an amendment to the zoning map to rezone to B-4 a 19.65-acre lot on Knox Marsh Road near the Route 9 and Route 155 intersection. He said the parcel is currently zoned R-20 and RM-20. Steve stated that the owner favors the rezoning. Steve said the second amendment would permit Congregate Care Facility in the RM-10 District at a density of 2,500 sq. ft. per unit. He said the change was requested by the Dover Housing Authority and would fill a growing need

Steve said the third amendment would give the Building Inspector more leeway in dealing with fences. This would allow the Building Inspector authority to review each case and consider issues such as speed limits and street curvatures.

Anthony McManus made the motion to post the zoning changes and refer them to a public hearing on September 22, 1998.

Reuben Hull seconded.

Mike Bobinsky stated that the amendment should refer to existing, as well as new fences.

Steve stated that he could make that change and add in "maintenance of existing vegetation."

Mike Bobinsky stated the fence could be a problem if it is within the City right-of-way. He stated that they encourage the public who are putting up new landscaping or new fences to contact them to determine the right-of-way.

Frank Torr asked about Craig Williams' letter asking for a change in the zoning and if Steve will be giving his input.

Steve Stancel stated that he would be responding to the letter. He said there are several proposals in this letter, some of which may make sense.

**VOTE U/A**

Anthony McManus made the motion to adjourn

Reuben Hull seconded.

**VOTE U/A**