

**DOVER PLANNING BOARD
MINUTES OF MEETING
OCTOBER 13, 1998**

MEMBERS PRESENT: Anthony McManus, Margaret Stevenson, Karin Crittenden,
Brian Preston, Jerry Reese, Reuben Hull, Frank Torr, Ron
Cole

MEMBERS ABSENT: Paul Beecher, Charles Maglaras, Mike Bobinsky

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

Ron Cole brought the meeting to order at 7:05 PM. He stated that there would be no zoning changes discussed tonight and the public hearing on the rezoning will be held after they are done with the workshops. He said that there is a workshop scheduled for October 20, 1998 at 6:00 PM. Ron added that the continuation of the public hearing for the rezoning would possibly take place on the meeting of October 27th or the first meeting of November.

ITEM #1: Approval of minutes.

Frank Torr made the motion to approve the minutes.

Brian Preston seconded.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a minor subdivision of land for Norman & Helen Gagne, Assessor's Map 25, Lots 9 & 10, zoned R-12, located on Atlantic Avenue and Cross Street.

Norman Gagne stated that he has 4 houses with 2 deeds and he wants 4 houses with 4 deeds.

Brian Preston 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.

Steven Stancel stated that the Gagnes have gone to the Zoning Board of Adjustment for setback and minimum lot size requirements and have received approval. He said they are requesting a waiver of the topo requirements and the Planning staff recommends approval.

Frank Torr made the motion to approve the waiver of the topo and the plan with the following conditions:

1. Add the owners' signatures to the plat.
2. Add a note to the plan listing the information relative to the variance granted.
3. Add a note to the plan indicating the existing lot sizes.
4. Add the standard flood hazard note to the plan.
5. Add the standard surveyor's note to the plan indicating the source of the property line information.
6. Add monumentation information to the plan and the new lot corners shall be pinned in the field.

Margaret Stevenson seconded.

VOTE U/A

ITEM #3: Consideration and acceptance of an application for a site plan of land for Patco Construction, Inc., (Owner L & K Family Partnership, Assessor's Map G, Lot 4B-1, zoned I-2, located at 37 Industrial Park Road.

This item was withdrawn.

ITEM #4: Consideration and acceptance of an application for a site plan of land (site revision) for Cambridge Tool and Manufacturing Co., Inc., Assessor's Map G, Lot 6C, zoned I-2, located at 29 ½ Littleworth Road.

Jay Stevens, of Civil Consultants, stated that they did the design and engineering for the project. He said the phasing of the building; the parking and the power service have changed since receiving approval. He stated that the power service is extremely large and PSNH would prefer a transformer rather than going underground because of the amount of voltage. He said that they also would be picking up 38 parking spaces.

Jerry Reese made the motion to accept the application.

Brian Preston 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 the waiver of the requirement that the electrical utilities be underground and the plan with the following conditions:

1. Add the owners' signatures to the plat.
2. Revise the plat to provide additional landscaping to the satisfaction of the Planning Department.

Margaret Stevens seconded.

VOTE U/A

ITEM #5: Application for a Lot Line Adjustment of land for Patrick Cragin, Assessor's Map H, Lots 38 & 37B, zoned RM-20, located on Knox Marsh Road.

Paul Connolly, represented the applicant. He explained that in August they were before the Board for 12 residential units on Lot 37B. He said that since then, Hanson Road has been discontinued by the City. Paul said that they took a 10 x 200 foot sliver of land and now have the amount of land necessary to provide density for 12 apartment units. He added that this is a housekeeping matter designed to follow up on the representations made before the Board back in July & August.

Jerry Reese made the motion to accept the application.

Karin Crittenden seconded.

VOTE U/A

Paul Connolly said that they did provide for a 30' wide access and utility easement through Mr. Cragin's land in the same footprint of Hanson Road so that the City can maintain their utilities and they could provide for right-of-way access to the rear to the land of Lois McCrone.

The public hearing was opened

There were no comments.

The public hearing was closed.

Jerry Reese made the motion to approve.

Margaret Stevenson seconded.

VOTE U/A

ITEM #6: Consideration and acceptance of an application for a minor lot line adjustment of land for Ronald Pfeiffer & Elizabeth Pettiford, Mark & Terri Hale and Margaret Mallen, Assessor's Map 12, lots 19, 18 and 22, zoned RM-10, located on Summer Street.

Ronald Pfeiffer stated that they had a survey done and there was some difficulty in determining the exact boundaries. He stated that they met with the surveyor and determined a line that was agreeable to the two abutting neighbors.

Reuben Hull made the motion to accept the application.

Margaret 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 the application with the condition that the owner's signatures be added to the plat.

Reuben Hull seconded.

VOTE U/A

ITEM #7: Consideration and acceptance of an application for a minor subdivision of land for David Paolini (Owners Costas and John Janetos), Assessor's Map 25, Lot 56, zoned RM-10, located on Atlantic Avenue.*

This item was withdrawn.

ITEM #8: Old Business

a. Discussion and possible vote on a driveway waiver for Dennis Munson, located on Tolend Road.

Steve Stancel went over the history of the application. He stated that Mr. Munson has gone back to the Conservation Commission and got approval with conditions. He said the conditions of approval are the same conditions that are stated in the Civilworks letter to the Conservation Commission dated June 30, 1998.

Tony McManus stated he is abstaining from taking any part in this application.

Jerry Reese made the motion to approve with the following conditions:

1. Place 6" of loam in the following areas:
 - a. Behind the westerly (new) garage from the garage back to the top of the rip rapped slope for the full width of the garage and down to the edge of the crushed stone area associated with the dog pen.
 - b. In a 5 foot wide "buffer" strip located adjacent to the top of the rip rapped slope between the screened dumpster enclosure and the area described in "a." above. Seed the loamed areas with grass and establish a permanent stand of grass cover.
2. Install curbing along the edge of the 5-foot wide "buffer" strip from the screened dumpster enclosure to the loamed area behind the westerly garage and return the curbing into the northwest corner of the garage. Curbing can be granite, sloped bituminous ("Type A") or modified cape cod berm (12" wide, 4" high).
3. Install a catch basin in the rear of the proposed paved area, near the northwester corner of the garage but not adjacent to the curbing. The catch basin should have a 4-foot inside diameter and a 3-foot sump. Install a 12" reinforced concrete pipe (Class

IV) between the catch basin and the edge of the wetland with a very subtle, near level pipe slope (0.5%).

4. Fine grade all of the proposed paved areas to pitch towards the catch basin.
5. Pave the proposed driveway and parking area with hot bituminous concrete. Pay particularly close attention to grades and pitches of the pavement to assure that all of same pitches and drains to the proposed catch basin.
6. Consult the City Engineer with regard to obtaining a driveway permit for the proposed work and for the allowable "curb width" of the "driveway cut".

Brian Preston seconded.

VOTE U/A

Abstained – Tony McManus

b. Discussion and possible vote on a major subdivision for MJS Engineering, located on Varney Road. (19 lots)

This item was kept on the table.

c. Discussion and possible vote on the site plan for Telecorp PCS, located on Spur Road.

This item was kept on the table.

d. Wingate Condominiums – Mark Phillips, requests a 60-day extension to his approval.

Anthony McManus made the motion to grant a 60-day extension.

Jerry Reese seconded.

VOTE U/A

Steve Stancel stated that staff will be going to the Main Street seminar and if any Board members are interested, he will get them signed up. He said there will be one on October 28, and another on November 4.

Reuben Hull asked if the City of Dover's 2-year commitment person has been identified.

Steve Stancel stated that he doesn't think that that has been considered yet. He said that it would be important that the Chamber of Commerce and the downtown merchants show interest in the project before we even being moving too far ahead, to make sure that there is the commitment.

Discussion ensued.

ITEM #9: New Business

Ron Cole reminded the Board that the workshop will be held a 6:00 PM on Tuesday, October 20, 1998.

Jerry Reese thanked the staff for getting the site on Glenwood Avenue cleaned up.

Ron Cole stated that the bushes and trees have been placed around the St. Ann generator.

Jerry Reese made the motion to adjourn.

Reuben Hull seconded.

VOTE U/A