

**DOVER PLANNING BOARD
MINUTES OF MEETING
FEBRUARY 23, 1999**

MEMBERS PRESENT: Reuben Hull, Anthony McManus, Karin Crittenden, Margaret Stevenson, Jerry Reese, Jeff Peasely, Mike Bobinsky, Frank Torr

MEMBERS ABSENT: Paul Beecher, Charles Maglaras, Ron Cole

STAFF PRESENT: Steve Stancel, Planning Director; Rick Jones, CD Coordinator; Jacqueline Freeman, Recording Secretary

Vice Chair Reuben Hull opened the meeting at 7:00 PM.

ITEM #1: Approval of minutes.

Jerry Reese made the motion to approve the minutes.
Karin Crittenden seconded.

VOTE U/A

b. Resignation letter from Brian Preston

Reuben stated that he will ask Ron Cole to send Brian a letter of appreciation for his contribution to the Planning Board and for all the time he put in over the years.

ITEM #2: Consideration and acceptance of an application for a minor subdivision of land for Rand Development, LLC, (one partial lot in Dover), Assessor's Map 67, Lot 5, zoned R-2 located on Balckwater Road & Route 16B.

Bob Stowell, President of Trittech Engineering, stated that the parcel is located in Somersworth, divided into 7 individual house lots, of which one small triangle of land is in Dover. He said that this project has received approval in Somersworth.

Jerry Reese made the motion to accept.
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 with the condition that the owners' signatures be added to the plat.

Margaret Stevenson seconded.
VOTE U/A

ITEM #3: Consideration and acceptance of an application for a minor subdivision of land for James & Nora Oschman, Assessor's Map E, Lot 68, zoned R-12, located on Whittier and Sixth Streets.*

Jim Oschman gave a history of the parcel. Mr. Oschman stated that they want to hook up to City sewer. He stated that he spoke to the City Engineer and one suggestion was a pump which would require approval from the DUC. He said if connecting to the sewer is not possible, they will do something else.

Jerry Reese made the motion to accept.
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 with the following conditions:

1. Add both of the owners' signatures to the plat.
2. Add surveyor's signature to surveyor's stamp.
3. Revise plat to add existing and proposed water and sewer lines. If determined that the sewer line doesn't work, State septic approval be received.
4. Revise plat to add note regarding the soil types on the site.

Karin Crittenden seconded.
VOTE U/A

Abstained – Anthony McManus

ITEM #4: Consideration and acceptance of an application for a minor lot line adjustment of land for the Estate of Dorothy Josselyn, Assessor's Map L, Lots 107 & 108, zone R-20, located on Dover Point Road.*

Kevin McEneaney represented the applicant. He stated that the estate of Dorothy Josselyn left the house to Vernon Josselyn and the remainder of the property to Roy Josselyn. He said that the lot line adjustment will shrink down Lot L, 107 and increase Lot 108 to approximately 18.2 acres.

Mike Bobinsky made the motion to approve.
Frank Torr seconded.
VOTE U/A

The public hearing was opened.

Roger Groux, 278 ½ Dover Point Road, stated he was here representing the Plants also. He stated that the property in question has an ongoing boundary line and right-of-way dispute in Strafford County Superior Court. He submitted a letter from their attorney suggesting recommendations to be incorporated into the plan. He stated that there are many unregistered boats, farm implements, small portable buildings which present a very unsightly scene on the property. He said of more concern, is a large mobile home in an area that is not zoned for mobile homes and it is devaluing the neighborhood. He said that the Building Inspector is looking into the status of the mobile home. Mr. Groux stated they would like the mobile home be removed as part of the conditions of approval. He stated that the late Mrs. Josselyn and the 911 Committee had agreed upon Barefoot Lane as the name of the right-of-way and they are asking that the name be included on the plat as a condition of approval. He said that they currently have no means of identifying their houses for 911 calls. He asked that this application be continued until the Building Inspector makes a ruling.

Reuben Hull read the letter from Atty. Robert Battles, of Donahue, Tucker & Ciandella.

Atty. Jim Schulte stated he is representing Roy Josselyn, owner of the 18 acres. He stated that the boundary dispute is unrelated to the issue before the Board. He said no one disputes the right to use the right-of-way but it is the extent of the use. He said that the trailer is not habitable and is used for storage. Mr. Schulte stated that if you put in a statement that is as broad as what is suggested by Atty. Robert Battles, you will be compromising all of the other boundaries.

Steve Stancel stated that Bernie Waugh, from the Municipal Association, said that we should go with the plan that is before us and not get involved in boundary line disputes. He did indicate that he would recommend that either a note be placed on the plan or that the approval letter acknowledge that there are boundary line disputes. Steve said that he believes it should be in the approval letter.

The public hearing was closed.

Steve Stancel stated that his concern with putting a note of the plan is that it will raise issues in future title searches for year and years down the road. Steve stated that the E911 committee did agree to name the right-of-way Barefoot Drive, but the owner of the right-of-way can request a name change. Steve said that the name of the right-of-way is not a decision that this Board should be making. He asked Kevin McEneaney if the applicant agrees to the name Barefoot Drive.

Kevin McEneaney stated that the applicant does not agree to the name.

Frank Torr stated that the Board is only dealing with a lot line adjustment and added that the right-of-way is not in our jurisdiction.

Margaret Stevenson made the motion to approve with the following conditions:

1. Add the owners' signatures to the plat.
2. Revise plat to add a note regarding wetlands located on the ½ acre lot.
3. The approval letter state that the Board is aware that there is a boundary dispute between lots 106, 105F, 108.

Frank Torr seconded.
VOTE U/A

ITEM #5: Old Business

a. Discussion and possible vote on the Community Development Block Grant funding requests.

Rick Jones, CD Coordinator, stated that they were looking at taking \$3,700.00 from my Friend's Place and funding that through the Housing Revolving Loan Program and taking \$1,237.00 away from A Safe Place due to the number of Dover residents that they served in the last few years. Rick said that the remaining portion of \$4,662.00 was coming out of Southeastern Services. Rick said that after contacting Sprague Flooring he found out that their proposal included \$2.75 a yd for labor and rip up of existing carpeting which came to \$5,005. He said that they should be able to get some service organization to help them to rip out the carpet.

Rick stated that he spoke with Kathy LaPlante, Director of the Main Street Program for NH, and she said that no one from NH has used CDBG funds as of yet. He said that he also spoke to the Vermont representative and some towns have used money, but only in the start up process. It would fall into the Planning section of the CDBG Program which would be limited to the 20% Administration cap. He said at this point in the program without having a solid proposal, the staff recommended that it not be funded this year. He said it is something they can look at next year.

Rick stated that the \$3,700 from My Friend's Place is going to be funded by the Revolving Loan Program. He said that by voting for it you are authorizing the change of use of the funds.

Tony McManus made a motion to adopt the recommendations of the Planning staff.
Mike Bobinsky seconded.

Jeff Peasely stated in regard to a Safe Place, that we should think as a region. He wanted to fund it fully.

Margaret Stevenson made a motion to fully fund A Safe Place and to reduce AIDS Response by \$1,337.00.

Jerry Reese seconded.

