

**DOVER PLANNING BOARD  
MINUTES OF MEETING  
SEPTEMBER 10, 1996**

**MEMBERS PRESENT:** Ron Cole, Lionel Martel, Dennis Ciotti, Charles Maglaras, Martin Smith, Brian Preston, Mike Bobinsky, Jerry Reese

**MEMBERS ABSENT:** Reuben Hull, Otis Perry, Paul Beecher, Bob Belmore

**STAFF PRESENT:** Steven Stancel, Planning Director and Jamie McCulloch, Recording Secretary

**ITEM #1: Approval of minutes**

Chairman Cole pointed out that on Page 4, Item 5, the minutes state that Lionel Martel stepped down and should have stated that he returned to his seat.

Mike Bobinsky made the motion to approve as amended.

Chuck Maglaras seconded.

**VOTE U/A                    Abstained - Brian Preston & Jerry Reese**

Ron Cole stated that **ITEM #5, site review of land for Charles Kageleiry (Woodland Crossing)**, located on Fourth and Fifth Streets will be continued at the September 24th. meeting. A new plan will be submitted for discussion prior to that meeting.

**ITEM #2: Consideration and acceptance of an application for a major subdivision of land for the City of Dover, (Owner New Homes, Inc..) Assessor's Map D, Lot 18, zoned R-12, located off Wilbrod Avenue.**

Steve Stancel spoke on behalf of the City. He discussed the acquisition of the Liberty Mutual houses. Steve said CDBG funds will be providing approximately \$197,700 and the NH Finance Authority will be providing upwards to \$120,000 toward the rehab of the structures. The NH FA indicated they are interested in providing the loan or mortgages for the project. Steve said the City looked into obtaining two subdivisions to place the houses. One parcel was located off Glenwood Avenue and the other off Tolend Road but neither owners were interested in selling. He stated that the present parcel off Wilbrod Avenue is privately owned, has been appraised and the current owner is interested in selling at the appraised price. He said the engineering and design of the project is completed and a neighborhood meeting has been held.

Steve stated that the houses will fit into the current neighborhood. He said that one lot will go to Habitat for Humanity and a representative from that agency is present, if the Board had any questions. Steve explained that most of the homes will be on full foundations. Some will be placed on slabs due to the slope of the lots. He said the homes will be landscaped and the electrical systems upgraded. He said that at the moment the approximate price range of the houses will be anywhere from \$45,000 to \$60,000. Steve said the new owners will have to qualify according to CDBG standards as follows:

1 person - \$25,500      2 people - \$29,100      3 people - \$32,750      4 people - \$36,400

Kevin McEaney explained there will be a 500 foot road with 8 lots, off Alder Lane. He stated there will be a turn around at the end of Wilbrod and a T intersection installed and upgraded with gravel. He stated all the lots will have septic systems and City water. Also, there will be an 8 inch drain in place

with catch basins for drainage. He stated that all the lots will have houses on them except for lots 4 and 10.

Jerry Reese asked if the mortgage money would be coming from the City?

Steve Stancel stated the money will be coming from either private banks or NH Housing Finance. Steve added that any money used from the CDBG fund will be paid back through the sale of the houses.

Mike Bobinsky stated that there should be a note on the plan stating that lot 4 could become a municipality used lot.

Steve explained that lot 4 could be used by the City as a park or a southend fire station. Steve explained that Dover residents will get first pick on purchasing the homes and some individuals have already been approved.

Jerry Reese asked if the City was to give lot 10 to Habitat for Humanity, could they in turn sell it a year from now and receive the payment from the sale when the City should receive that benefit.

Steve Stancel stated that it will be set up so it cannot happen.

Jerry Reese made the motion to accept.

Mike Bobinsky seconded.

**VOTE U/A**

The public hearing was opened.

Ron Cole stated that any further judgment on this item will be tabled until the Board has done a site walk.

Phillip Paige, 93 Glenwood Avenue, and owner of a house on 4 Wilbrod Avenue, asked if normal everyday traffic will be passing through the access road onto Glenwood Avenue and why sidewalks are not required.

Steve Stancel stated that the access road will only be temporary and the regulations do not require sidewalks because it is not in the urban core.

Phillis Johnson, 7 Wilbrod Avenue, stated she is concerned with the amount of water that might be generated from the project. She asked if anything could be included to insure that homeowners would be compensated if their basements got filled with water or if a water problem resulted from the construction of this project.

Kevin McEneaney stated there will be some underground drainage.

The public hearing was closed.

Jerry Reese made the motion to table.

Charles Maglaras seconded.

**VOTE 7- 1**

**Opposed - Dennis Ciotti**

The site walk was set for Tuesday, September 17, 1996, at 6:00 PM at the site.

**ITEM #3: Consideration and acceptance of an application for a minor lot line adjustment of land for J.B. Austin, Inc., (Owners, Dover Bingo Center, L.L.C./Mary R. Austin) Assessor's Map 15, Lots 54, 62 & 66, zoned R-12 located on Rutland Street/Fisher Street.**

Francis Bruton, of McNeill & Taylor, P.A., represented the applicant. He explained that lot 54 has a single family residence with frontage on Fisher Street, lot 62 is Austin Concrete Products and fronts on Rutland Street and lot 66 is the Bingo Hall and fronts on Rutland Street. He stated the intent of the lot line adjustment is to increase the size of lot 62 by decreasing the size of lot 54. He stated the uses of the lots will not change and the house site still meets the setback requirements.

Jerry Reese 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.

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

1. Add all owners' signatures to the plat.
2. Add the zoning district lines and call-outs to the plat.
3. Show on the plat that all new property corners shall be pinned. The property corner between lot 15-63, 15-66 and the new lot needs a steel pin.

Mike Bobinsky seconded.

**VOTE U/A**

**ITEM #4: Consideration and acceptance of an application for a revision to Mathes Hill Subdivision Phase I, for Douglas Dodd, (Owner's Paul & Lionel Martel) Assessor's Map I, Lot 49, zoned R-12, located on Mast Road.**

Lionel Martel stepped down.

Steve Stancel stated that phase 1 of the project was approved about a year ago and a condition of approval was that the access to the subdivision come off the shared drive. Since that condition was put on the plan as a note and is now recorded at the Registry, any revisions need to be added legally. Steve said that Mr. Dodd has discussed the driveway with City Engineer Paul Vlasich.

Douglas Dodd stated that the house adjoining the road is a drive under cape and the home fits very well with the lot itself, and the colonial on lot 5 also has a drive under garage. He stated if they were to bring the entrance to this home off the proposed road the water would go into the cellar.

Charles Maglaras asked if the driveway would be too close to the property line.

Douglas Dodd replied that they would maintain the 5 foot minimum setback. He added that Paul Vlasich determined that it would meet the necessary site and distance requirements.

Jerry Reese made the motion to accept.

Charles Maglaras seconded.

**VOTE U/A**

The public hearing was opened.

Dorothy LaFont, 53 Mast Road, was concerned because of the construction and headlights will be shining into her house because the road is located in front of her property.

Ron Cole stated that in the future phase 3 of the project, the road may run out onto Spruce Lane.

Peter LaFont, 53 Mast Road, stated that he and his wife bought their property in 1995, not knowing the extent of the subdivision in question. He said many neighbors have concerns with the increased traffic flow. He stated he was under the impression that a small area of trees near his home was to remain and it has been taken down. He asked if the owners were going to replace the trees. He was concerned with the affect the subdivision would have on his property value.

The public hearing was closed.

Jerry Reese made the motion to approve.

Mike Bobinsky seconded.

**VOTE U/A**

**ITEM #5: Old Business**

**a. Discussion and possible vote on a major subdivision of land for Paul & Michael Martel, located on Mast Road.**

Jerry Reese made the motion to remove the item from the table. Mike Bobinsky seconded.

**VOTE U/A**

Discussion ensued regarding the sewer lines and manholes.

Kevin McEneaney stated that there would be stop signs at the intersection. He said it would become a City street.

Mike Bobinsky stated that he would prefer the sewer lines remain inside the rights-of-way. He stated his concerns were with the easements and the possibilities of long term maintenance and fences and landscaping could interfere with the sewer lines.

Steve Stancel stated that the sidewalks and landscaping will make the project look much nicer.

Kevin McEneaney discussed the sewer line in relation to the ledge.

Ron Cole made the suggestion that the applicants meet with the Engineering Department.

Jerry Reese made the motion to table.

Charles Maglaras seconded.

**VOTE U/A**

**b. Discussion and possible vote on a site review of land of Charles Kageleiry, located on Fourth/Fifth Streets.**

Lionel Martel returned to his seat.

Steve Stancel briefly discussed this item with the Board and stated there will be a revised plan at the September 24th meeting.

**ITEM #6: New Business**

Ron Cole stated there are two seminars available to Board members if they choose to attend and gave the dates, times and locations. He said one is called "NH Drinking Water" and the other is "Building Livable Communities through Transportation".

Steve Stancel stated that the Planning staff is anticipating a joint workshop between the Planning Board, City Council and the Dover Economic Development Group in regard to the Economic Section of the Master Plan. He said that the staff has been attempting to work on the Land Use Section of the Master Plan.

**ITEM #7: Adjournment**

Jerry Reese made the motion to adjourn.

Brian Preston Seconded.

VOTE U/A

Meeting adjourned at 8:45 PM.

Respectfully Submitted,

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Jamie McCulloch  
Recording Secretary