

**DOVER PLANNING BOARD
MINUTES OF MEETING
AUGUST 22, 1995**

MEMBERS PRESENT: Brian Preston, Reuben Hull, Ron Cole, Lionel Martel, Scott Rawding,
Charles Reynolds, Bob Belmore, Mike Bobinsky

MEMBERS ABSENT: Paul Beecher, Bob Corsetti, Martin Smith

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

Ronald Cole brought the meeting to order at 7:04.

ITEM #1: Approval of minutes.

Charlie Reynolds made the motion to approve the minutes.

Bob Belmore seconded.

VOTE U/A

**ITEM #2: Consideration and acceptance of an application for a driveway waiver for
Roland Bergeron, Assessor's Map 5, Lot 13, zoned B-2, located on Sixth Street.***

Steve Stancel said the staff recommends approval. He said that Walter Fischer, an abutter, wrote a letter indicating that he has no objection because he has an agreement with Mr. Bergeron in regard to the drainage.

Brian Preston 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.

Lee Martel made the motion to approve.

Mike Bobinsky seconded.

VOTE U/A

**ITEM #3: Consideration and acceptance of an application for a minor lot line adjustment
of land for Pillar Investment Corp. (Robert - Beverly Lapointe Trust, owner),
Assessor's Map G, Lot 4C & 4C1, zoned I-2, located on Industrial Park Road.**

Bob Stowell of Trittech Engineering represented Pilar Investment Corp. Mr. Stowell gave the particulars about the lot line adjustment and said both lots are conforming lots.

Bob Belmore 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.

Bob Belmore made the motion to approve with the condition the owners' signatures are added to the plan.

Mike Bobinsky seconded.

VOTE U/A

ITEM #4: Consideration and acceptance of an application for a driveway waiver for John P. Murphy, Assessor's Map 21, Lot 75, zoned R-12, located on Tennyson Drive.

John Murphy said he wanted to take his existing driveway and extend it to 6 inches of the property line. He said there is no drainage problem.

Brian Preston made the motion to accept the application.

Charlie Reynolds seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Charlie Reynolds made the motion to approve.

Reuben Hull seconded.

VOTE U/A

ITEM #5: Consideration and acceptance of an application for a minor lot line adjustment of land for Frank & Tracy Wentworth and Barbara H. Wing Revocable Trust, Assessor's Map I, Lot 4 & 68, zoned RM-12, located on Back River Road & Mast Road Extension.

Kevin McEneaney stated that this is a simple lot line adjustment. The Wentworth septic system is on the Wing property. He said the Wings are willing to sell him a parcel of land which will result in a lot of 40,000 sq. ft.

Lee Martel made the motion to accept the application.

Charlie Reynolds seconded.

VOTE U/A

The public hearing was opened.
There were no comments.
The public hearing was closed.

Bob Belmore made the motion to approve with the condition that all owners' signatures be added to the plat.
Lee Martel seconded.

VOTE U/A

ITEM #6: Consideration and acceptance of an application for a site review of land for Donald & Julie Porter, Assessor's Map F, Lot 9, zoned R-40, located on Tolend Road.

Kevin McEneaney said the parcel is 50 acres in size. He said currently there is a gravel drive into the property. He said the Porters are starting a horse riding ring. They propose building an indoor ring and a 14 stall horse barn. They plan to lease 10 of the stalls. He said they also plan to construct their house on the property. Kevin said the TRC wanted the Porters to widen a portion of the driveway to allow two cars to pass each other and furnish parking. Kevin said the Conservation Commission gave their approval and they are now applying to the Wetlands Board for an expedited permit. Kevin said they are asking for waivers for driveway paving, and for the driveway width. Also, he asked for approval of a Conditional Use permit.

Mike Bobinsky asked about the brush clearing issue.

Kevin McEneaney said the Porters agree to clear the brush.

Steve Stancel said that the Conservation Commission reviewed the application favorably. Steve said the Planning Staff recommend approval of waivers relaxing requirements for paved parking and driveway width, and of the site plan and conditional Use permit with the conditions that 1) the owners' signatures are added to the plan 2) a note be added to the plan addressing the NH Wetland Board dredge and fill permit number, and 3) the Bellamy Reservoir sanitary easement be added to the plan.

Martel 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.

Charlie Reynolds made the motion to approve with the following conditions:

1. The owners' signatures be added to the plat.
2. A note addressing the NH Wetland Board dredge and fill permit number be added to the plat.
3. The Bellamy Reservoir sanitary easement be indicated on the plan.

Brian Preston seconded.

VOTE U/A

Ron Cole asked for a vote for the approval of the waivers.

Bob Belmore made the motion to approve the waivers relaxing requirements for paved parking and driveway width.

Charlie Reynolds seconded.

VOTE U/A

ITEM #7: Consideration and acceptance of an application for a minor lot line adjustment of land for Darlene & Peter Stickles and Helen & Gregorios Koutrelakos, Assessor's Map 38, Lots 32 & 32D, zoned R-12, located on Smith Well Road & Glenwood Avenue.

Kevin McEneaney said the lot line is straight forward. He said Mr. Koutrelakos agreed to sell an area to Stickles directly to the back of the Stickles property 2,500 sq. ft. in size. He said the reason for the lot line adjustment will be to accommodate some parking.

Bob Belmore made the motion to accept the application.

Scott Rawding seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Bob Belmore made the motion to approve with the condition that the owners' signatures appear on the plan.

Mike Bobinsky seconded.

VOTE U/A

ITEM #8: Consideration and acceptance of an application for a site plan of land for Darlene Stickles, Assessor's Map 38, Lot 32D, zoned R-12, located on 2 Smith Well Road.

Kevin McEneaney said this is a plan for an expansion of an existing day care. It is an expansion to accommodate 14 more children. He said the parking area is located behind the building in the ground water restriction zone. He added that because of the Groundwater Protection zone, they are proposing a crushed stone driveway that will allow drainage. He said they are putting in 10 parking spaces and the entrance is on the existing driveway. He said they have gone to TRC and screening is recommended. A letter from Mr. Koutrelakos states that he does not want a fence

and would just as soon not see it there. Kevin said they are asking for waivers for the following:
1) driveway width 2) paved parking lot, and 3) want to use collection bags not a dumpster

Kevin McEneaney said they will have 30 to 44 children in the day care.

Darlene Stickles said they use 6 to 7 bags per week and will probably go to 10 bags.

Steve Stancel said only the ZBA can waive the fence. He said it can be found in Article XI, 170.44 F of the Zoning Ordinance.

Kevin McEneaney asked if he could substitute shrubs instead of a fence and see if that would be agreeable to Mr. Koutrelakos.

Bob Belmore said it should be shown on the plan that the fence could be vegetation.

Mike Bobinsky made the motion to accept the application.

Scott Rawding seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Lee Martel made the motion to approve the two waivers for driveway width and paved parking. Also to approve the application with the following conditions:

1. Add the owner's signatures to the plan.
2. Change the note on the plan to read fence or vegetation on the side bordering Mr. Koutrelakos' property.

Brian Preston seconded.

VOTE U/A

ITEM #10: New Business

Steve Stancel stated that the Master Plan states that Dover has an over abundance of residential and an under abundance of non-residential land. He said he has seen an increase in interest in the area around the Weeks Traffic Circle. He went on to say that many of the resident shopping dollars have gone elsewhere because of the lack of B-3 zoning. He said that Rte. 108 has a traffic count of 16, 000 vehicles per day. He said that it is more a commercial thruway at this point, and recommends an extension of the B-3 Thoroughfare Business District. Steve said that before this goes to a public hearing materials will be mailed to everyone in the zone. He said he would like to hold a meeting in the next two weeks, and at the second Planning Board meeting in September, hold a public hearing. He said he would like the existing Council to vote on the rezoning because they are familiar with the issue. Steve said it is an area of about 40 acres. Steve said there are not many places left to rezone in Dover.

Reuben Hull said he thought that B-1 would connect the 2 zones without a threat of a Wall-Mart to residents.

Ernie Clark said if you take on strip along 108 you are impacting the next row of houses. He suggested holding a workshop at the Horne Street School.

A discussion ensued and it was agreed that a workshop would be held on September 5, 1995, at the Horne Street School

ITEM #11: Old Business

There was none.

ITEM #12: Adjournment

Lee Martel made the motion to adjourn.

Scott Rawding seconded.

VOTE U/A