

**DOVER PLANNING BOARD  
MINUTES OF MEETING  
AUGUST 8, 1995**

**MEMBERS PRESENT:** Brian Preston, Bob Belmore, Charlie Reynolds, Lionel Martel,  
Martin Smith, Bob Corsetti, Reuben Hull,

**MEMBERS ABSENT:** Paul Beecher, Scott Rawding, Ron Cole, Mike Bobinsky

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

Vice-Chairman Bob Belmore chaired the meeting and brought it to order at 7:00 PM.

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

Brian Preston stated the minutes of July 25, 1995 should be changed to reflect that he voted against and Mike Bobinsky voted for on the 1st vote on page 4 in regard to the Bingo Center.

Bob Corsetti made the motion to approve the minutes as amended.

Brian Preston seconded.

**VOTE U/A**

**ITEM #2: Consideration and acceptance of an application for a minor lot line adjustment of land for Nancy E. Shepard and Leland & Rosemary Jahnke, Assessor's Map 36, Lots 15-P & 15-I, zoned R-12, located on Northam Drive.**

Rosemary Jahnke represented the application. She said it is a matter of keeping the trees on their property.

Steve Stancel gave the Planning staff recommendations.

Brian Preston made the motion to accept the application.

Bob Corsetti seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Reuben Hull made the motion to approve with the following conditions:

1. Change the lot numbering to reflect City lot designations on the plat.
2. Show the lot areas in square feet being adjusted in a note on the plat.

Brian Preston seconded.

**VOTE U/A**

**ITEM #3: Consideration and acceptance of an application for a minor subdivision of land for Theresa I. Gagne, Assessor's Map H, Lot 42, zoned R-20, located on Bellamy Road.**

Kevin McEneaney represented Mrs. Gagne. He said it is a two lot subdivision in the R-20 zone. The lot meets all the frontage and area requirements, and both lots are on City water and sewer. He said she will be transferring the lot to her nephew. He said the access for the new lot is off Cold Springs Road so there will be no separate driveway cut off Bellamy Road. Kevin said he had a soil scientist visit the property and there are no wetlands. He also said that this parcel is 3/4 mile from the nearest GIS monument, therefore he's asking for a waiver from adding the GIS coordinates to the plat.

Bob Corsetti 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.

Lee Martel made the motion to approve with the condition that he show the wetlands on the new lot, if any exist and adjust the building setback lines accordingly.

Reynolds seconded.

**VOTE U/A**

**ITEM #4: Old Business**

**a. Request for a reduction of pavement width of previously approved McCarty Woods Subdivision**

Bob Corsetti stepped down from the Board because of a conflict of interest.

Kevin McEneaney represented the applicant. He stated this is a six lot subdivision on Tolend Road. He said the subdivision has 600 feet of road and is located opposite French Cross Road. He said this will create a 4-way intersection. He said it was approved in 1990 to the 1990 standards which was a 32 foot width roadway with curbs and a sidewalk on one side. Kevin said he is asking for a waiver from the standards and is asking for 24' pavement, no curbing, swales for drainage and removal of the sidewalk. Kevin said the City Engineer prefers a closed culvert so that is what they are looking at doing. Kevin said they will be removing the light at the entrance and keeping one in the cul-de-sac. Kevin said the individual septic systems have not yet been designed so they don't have a permit yet. There will be six individual beds all placed on the common land.

Lee Martel made the motion to approve with the following conditions:

1. A waiver be allowed for the 24" roadway width.
2. Regrade the roadway swales to eliminate the trench drain.
3. The maintenance responsibility of the cul-de-sac should be deeded to an abutting parcel.
4. Remove the luminare at the entrance. Add a luminare before the cul-de-sac.
5. Show the details for the street light on the plans.
6. Show the underground electrical and telephone on the plans.
7. Eliminate the hydrant at sta. 4+00.
8. The ductile iron water fitting should be class 350.
9. A waiver for an 8" water line.

Plus two additional conditions that were on the original plan:

1. An easement be recorded for a 50' right-of-way to the rear property as shown on the approved plan, and a covenant be recorded that assures the said right-of-way will be sold for use as a road at such time the land is needed and it be sold at fair market value as determined by an independent appraiser.
2. The Septic System Covenants be recorded.

Martin Smith seconded.

**VOTE U/A**

Bob Corsetti took his seat on the Board.

**b. Blackwater Hill Subdivision, approved on May 6, 1995 is over the 60 days.**

Kevin McEneaney said that one of the conditions of approval was getting two easements. The White lot easement has been obtained. The next abutter to the south, Mr. Hazeltine, has been unreasonable about the easement. Kevin said the drainage easement over Mr. Hazeltine's land has no bearing on this subdivision. Kevin said they are asking to drop the Hazeltine easement.

Steve Stancel stated the Board needs to extend the approval period. Steve said the City Engineer's memo of August 3, 1995, states the culvert in front of the Hazeltine property on Varney road was abandoned. Mr. Parsons relocated the culvert approximately 100 feet northerly along Varney Road. Hazeltine's property is low at the abandoned culvert and runoff puddles there instead of flowing through his driveway culvert. The Engineering Department originally requested the Hazeltine drainage easement so that Mr. Parsons can correct this situation during the construction of his project. Mr. Parsons and Mr. Hazeltine could not come into agreement on the easement. This easement is not required to handle storm runoff for the Blackwater Hill subdivision.

Lee Martel made the motion to extend the approval 30 days and to drop the condition for the Hazeltine easement

Brian Preston seconded.

**VOTE U/A**

**ITEM #5: New Business**

Steve Stancel said that he is working on rezoning the area north of the Weeks Traffic Circle. He said he will have some plans at the next meeting. He said it would be an extension of the B-3 zone.

**ITEM #6: Adjournment**

Lee Martel made the motion to adjourn.

Charlie Reynolds seconded.

**VOTE U/A**