

**DOVER PLANNING BOARD
MINUTES OF MEETING
JUNE 27, 1995**

MEMBERS PRESENT: Scott Rawding, Martin Smith , Lionel Martel, Bob Corsetti,
Reuben Hull, Bob Belmore, Mike Bobinsky, Brian Preston

MEMBERS ABSENT: Paul Beecher, Ron Cole, Charlie Reynolds

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

Vice Chair Bob Belmore chaired the meeting and brought it to order at 7:05 PM.

ITEM #1: Approval of minutes.

Bob Belmore waived the vote on the minutes of May 23, 1995 until the next meeting - no quorum of members present at that meeting.

Bob Belmore waived the vote on the minutes of June 13, 1995 until the next meeting so the Board would have ample time to review them.

ITEM #2: Consideration and acceptance of an application for a minor lot line adjustment of land for Daniel Philbrick and Robert & Geraldine Sylvester, Assessor's Map N, Lots 22C-5 & 22C-3, zoned RM-12, located on Gerry's Landing.

Dan Philbrick stated it was just a simple lot line adjustment.

Steve Stancel stated that the note on the plan in regard to ownership extending to Mean Low Water line must be removed because this must comply with the State regulations.

Bob Sylvester asked if it means that every lot will need to be changed because of the State regulations.

Steve Stancel told Mr. Sylvester that he won't need to have a new subdivision plan, there will have to be certain wording of the notes.

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.

Bob Corsetti made the motion to approve with the following conditions:

1. Add the owners' signatures to the plat.
2. The note regarding mean low water ownership must comply with the State Regulations.

Mike Bobinsky seconded.

VOTE U/A

ITEM #3: Consideration and acceptance of a request for a driveway waiver for Robert Pimpis, Assessor's Map 22, Lot 250, Zoned R-12, located on Henry Law Avenue.

Robert Pimpis explained his application. He said it will give him better access to his driveway.

Reuben Hull made the motion to accept the request.

Lee Martel seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Brian Preston made the motion to approve the request.

Bob Corsetti seconded.

VOTE U/A

ITEM #4: Consideration and acceptance of an application for a minor subdivision of land for M.H. Parsons & Sons Lumber Company, Assessor's Map 15, Lots 113 & 113A, Zoned B-1, located on Locust Street.

Kevin McEneaney represented the applicant. He stated it is a 2 lot subdivision with frontage on Locust and Central Avenue. He said they are cutting off the bank building from Prescott Farms. The new lot has 10,000 sq. ft. and meets all the setback regulations. He said an easement will be created for parking. He said the business will be needing 10 parking spaces. Kevin said it will become a dentist office. The drive-up area will be closed off and the overhead shelter will become part of the office. The easement area will include 4 extra parking spaces.

Lee Martel stated he was concerned with snow removal.

Kevin McEneaney said it will be no different than when the bank was there. He said the snow gets stockpiled behind Prescott Farms on the section that is not being used for parking.

John Parsons said that the snow plowing gets done through Prescott Farms. He said it gets stockpiled behind the building and removed if needed.

Kevin McEneaney said the building was there and did function when owned by the bank. He feels they will make arrangements for snow removal with the owners of Prescott Farms.

Scott Rawding said the lot is used as a through road, not just a parking lot. He said his solution is to get the owners together and make a mutual agreement.

Steve Stancel said a note could be placed on the plan saying that snow from Lot #2 could be placed on Lot #1.

Martin Smith 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.

Martin Smith made the motion to approve with the following conditions:

1. Add the owner's signature to the plat.
2. Show the setback lines for the new lot on the plat.
3. The non exclusive parking easement note be removed from the plan.

Mike Bobinsky said he would like it noted in the minutes for future reference that there may be concern with snow removal.

ITEM #5: Consideration and acceptance for a minor lot line adjustment of land for Barbara (Brock) Eaton, Assessor's Map 27, Lots 181 & 189, zoned R-12, located at 7 Florence Street.

Kevin McEneaney represented the applicant. He said the applicant owns both properties.

Mike Bobinsky made the motion to accept the application.

Lee Martel seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Bob Corsetti made the motion to approve the application with the condition that the owner's signature be added to the plat.

Mike Bobinsky seconded.

VOTE U/A

ITEM #6: Consideration and acceptance for a major subdivision of land for Daniel Gabriel, Assessor's Map B, Lots 11 & 11A, zoned R-40, located on County Farm Cross Rd.

Kevin McEneaney stated it is a 5 lot subdivision on 28 acres. The subdivision will be serviced by individual wells and septic systems. Kevin said the lots range in size from two acres on up to 15 1/2 acres. He stated that the road has a 24' pavement and no curbing. He went on to explain the drainage. He said there will be underground utilities.

Kevin stated the plan has a light in the middle of the cul-de-sac, and a light on County Farm Cross Road will be moved 200' to the entrance of the subdivision. Kevin said that at the time the application went to TRC the applicant agreed to pay the \$2,000.00, but now is not in favor because it is not required from other applicants.

Mike Bobinsky said that road improvements and lighting are driven by budget action. He said that PSNH is evaluating street lights. He added that some areas will be de-lighted and others lighted. Taking on new lighting is in conflict. He said he supports the light at the entrance of the subdivision because it makes a lot of sense and adds safety. He doesn't support the cul-de-sac light and suggests the owners have their own lighting. He said because of the budget for roadway improvements they don't have the wherewithal to re-pave on County Farm Cross Rd. He added that that they are talking about a 1" overlay of about 200 to 250' on either side of the entrance which comes up to \$2,000.

Bob Corsetti said the policy for lighting hasn't come down from the Council yet and the area is not a high crime area. He said that the Board needs to be very consistent. He said they can't treat commercial and residential development differently. He said before we ask developers to kick into things we should hold a workshop and not be charging fees until we can be consistent. He added that TRC is just an advisory board.

Mike Bobinsky said that the \$2,000.00 fee is essentially an impact fee. He said the amount is not excessive. He stated that we must look to the future and make sure that the City is positioned to protect its infrastructure.

Steve Stancel gave the staff recommendations. Steve added that he spoke to Chief Fenniman and the Police are against removing street lights. Steve said he is not in agreement of the \$2,000 fee because it's inconsistent to what has been done in the past and is a policy decision.

Mike Bobinsky said that this is a brand new subdivision and an opportunity to go in the direction that is an outcome of the budget.

Lee Martel stated that anything mandated is passed on to the buyer.

Bob Corsetti said he can't support charging \$2,000.00.

Bob Belmore said he does not like to go against a safety official in reference to the light, but can't support the \$2,000.00 fee.

Brian Preston made the motion to accept the application.

Scott Rawding seconded.

VOTE U/A

The public hearing was opened.

Keith Madden, 172 County Farm Cross Road, said he had a couple of concerns. He spoke of the drainage that comes under his driveway. He said he is greatly in agreement that the swale be cleaned out to avoid backing up onto his site. His other concern was that Lot #5 would some day be subdivided and he wanted it to be a condition of approval that a note be added to say that Lot #5 could never be subdivided. He said he would like to see that all the driveways on the subdivision be on Daniel's Way.

Kevin McEneaney said there is a note on Sheet 3 of the plan that says the ditch will be cleaned out. He said in regard to results of the test pits, the State mandates the minimal lot size is 60,000 for Lot #5.

The public hearing was closed.

Bob Corsetti made the motion to approve with the following conditions:

1. Add the owner's signature to the plat.
2. Add a note to the plat addressing the maintenance of the cul-de-sac.
3. Provide the NH WSPCC subdivision approval number to the appropriate notes on the plat.
4. The bottom of the drainage swales are to be 18" lower than shoulder elevations.
5. Provide shop drawings for the Mirafi 140 N Geofabric for approval.
6. Obtain more cover for the roadway culvert at the entrance.
7. Lots 2 through 5 shall be on Daniel's way.

Also the waiver for the 24' road be approved and the \$2,000 overlay fee be removed.

Martin Smith seconded.

Reuben Hull made a motion to amend the motion to add an 8th condition that the light be removed from the cul-de-sac.

Mike Bobinsky seconded the amendment

VOTE U/A

Vote on the motion adding the 8th condition.

8. The light be removed from the cul-de-sac.

VOTE 6 - 1 Opposed - Mike Bobinsky

ITEM # 7: Old Business

a. McCarty Woods Subdivision WITHDRAWN

b. Subdivision and Site Review Amendment.

Steve Stancel pointed out the addition to Section 2. Amendment B.(4). He said that he checked with the City Attorney and he said we can make any previous subdivisions or site plans adhere to the new amendment.

ITEM #8: New Business

Brian Preston stated that we should have a workshop on impact fees. Discussion ensued and it will be pursued when Ron Cole is present.

ITEM #9: Adjournment

Bob Corsetti made the motion to adjourn.
Mike Bobinsky seconded.

VOTE U/A