

**PLANNING BOARD  
MINUTES OF MEETING  
JUNE 13, 1995**

**MEMBERS PRESENT:** Brian Preston, Lee Martel, Bob Corsetti, Charlie Reynolds, Ron Cole,  
Bob Belmore, Mike Bobinsky

**MEMBERS ABSENT:** Martin Smith, Paul Beecher, Reuben Hull

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

Chairman Cole brought the meeting to order at 7:04 PM.

**ITEM #1: Approval of the minutes of May 9, 1995.**

Bob Belmore made the motion to approve.  
Mike Bobinsky seconded.

**VOTE U/A**

The approval of the minutes of May 23, 1995 was postponed because of the lack of a quorum of members who were present.

**ITEM #2: Consideration and acceptance of an application for a site plan of land for First Parish Congregational Church, (owner Berr Par, Inc.) Assessor's Map 20, Lots 55 & 55A, zoned RM-10, located on Wentworth Street.**

Bob Belmore attends the congregational Church and asked if that would be considered a conflict. Ron Cole stated that it was not unless Bob felt it was.  
Bob Belmore said it was not.

Dana Lynch, represented the applicant. He stated the site is located on the north side of Wentworth St. He said the site is vacant and it would provide 40 additional parking spaces for the church's use. He stated that they have gone through TRC and the Engineering and Planning Departments have offered their recommendations. He pointed out that Sheet C2 has a note for the additional handicapped parking space near the Church. He added that they are protecting the poorly drained soil area with silt fencing and are providing additional lighting for security and are doing some landscaping. They are including a plan to make it easier to make a right hand turn.

Mike Bobinsky made the motion to accept.  
Brian Preston seconded.

**VOTE U/A**

The public hearing was opened.

Charles Boyle, 90 Wentworth St. stated he feels it is a great idea. He said he would like to see an Exit on Hanson Street.

Bill Tolan, 3 Court St., stated he is happy with the plan. He doesn't think it's great, but better.

The public hearing was closed.

Bob Corsetti made the motion to approve with the condition that the owner's and the applicant's signatures be added to the plat.

Charlie Reynolds seconded.

**VOTE U/A**

Chairman Cole went to Item #4.

**ITEM #4: Consideration and acceptance of an application for a minor lot line adjustment of land for David L. Labrie & Patricia McGlone, Assessor's Map I, Lot 94C, zoned R-40, located on Piscataqua Road.**

David Labrie stated he is just changing a lot line for future development possibility.

Mike Bobinsky made the motion to accept.

Bob Belmore seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Steve Stancel said that the Planning staff recommends approval but Mr. Labrie must come back to the Board for a Conditional Use. He added that Mr. Labrie should have seen the Conservation Commission but his plans were not ready.

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

1. Add the owner's signature to the plat.
2. Add a current surveyor's stamp, signature and standard survey statement to the plat.
3. Add a note to the plat identifying any right-of-way or access easements.
4. Add a note to the plat referencing the previous Dover Zoning Board of Adjustment action taken on the parcel.
5. Remove the "Old lot line" called out on the plat.
6. Provide permit numbers to the Planning Department for the NH Wetland permit and Site Specific permit required for development.

Bob Belmore seconded.

**VOTE U/A**

**ITEM #3: Public Hearing regarding revisions to Chapter 155, Subdivision of Land, subsection 155-24: Performance Requirements, and Chapter 149, entitled Site Review Regulations, subsection 149-9: Expiration of Planning Board Approval.**

**Said revisions would extend the time of original Planning Board approvals for site plans and subdivisions to four years. Currently, site plans expire after one year and subdivision plans expire after two years. A complete text of the changes are available in the Planning Office.**

The public hearing was opened.

Steve Stancel explained that the one year approval was struck out and it is now a 4 year approval. He added that the applicant shall appear before the Planning Board and document the three criteria. He added that the subdivision approval changes from 1 year to 4 years and the applicant must appear before the Planning Board for an extension and document the 3 criteria.

Lee Martel asked if we are separating old subdivisions from new ones and how does it affect the old subdivisions.

Steve Stancel stated that because they were approved by the old regulations, they will only get approval for 1 year and the Board can set the policy when they come up before the Board.

Charlie Reynolds stated that he wants to be sure they appear before the Board.

Bob Corsetti felt all subdivisions, old and new should get the four years.

Mike Bobinsky said he has concerns with time extensions. He asked how will we be able to monitor this process.

Lee Martel said that an approved subdivision has to be considered drawing on the infrastructure.

Reynolds said he would like the Board to require notices to abutters.

Steve Stancel said there is no purpose of notifying abutters because technically, they meet all requirement and no one can object to it.

Bob Belmore felt that abutters may have ideas and see things differently because they live there. He said he advocates notifying abutters.

Lee Martel said it would only expose the Board to those that ranted and raved the first time around.

Bob Corsetti said he can't see notifying abutters.

The public hearing was closed.

Bob Corsetti made the motion to approve the amendment as is.  
Charlie Reynolds seconded.

Bob Belmore made a motion to amend the motion to add a 4th criteria that requires notifying abutters by mail at the 1st extension following approval.  
Brian Preston seconded.

Lee Martel asked if the amendment applies to only new subdivisions.

Ron Cole answered, yes.

**VOTE on the motion to amend the amendment 4 - 3**  
**Opposed - Martel, Corsetti, Reynolds**

Ron Cole asked for the vote to approve the amendment.  
**VOTE U/A**

**ITEM #6: New Business**

Steve Stancel spoke on the "Speak Out Dover" neighborhood meetings and said if anyone wanted to volunteer to please consult a Councilor or himself.

**ITEM #5: Old Business**

Bruce Woodruff spoke on the Policy Commission of the MPO and the list of projects. He emphasized the importance of Dover securing the money for its projects. He urged the Board to attend the meeting and support the list of projects. He added that the meeting date has not been set yet.

Ron Cole said the Joint Meeting of Rockingham and Strafford Regional Planning Commission is June 28, 1995.

**ITEM #7: Adjournment**

Bob Belmore make the motion to adjourn.

Bob Corsetti seconded.

**VOTE U/A**