

**DOVER PLANNING BOARD  
MINUTES OF MEETING  
MAY 23, 1995**

**MEMBERS PRESENT:** Scott Rawding, Ronald Cole, Lionel Martel, Bob Corsetti, Reuben Hull, Charlie Reynolds

**MEMBERS ABSENT:** Paul Beecher, Martin Smith, Mike Bobinsky, Brian Preston, Bob Belmore

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

Chairman Cole brought the meeting to order at 7:00 PM.

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

Chairman Cole waived the vote on the minutes until the next meeting.

**ITEM #2: Consideration and acceptance of an application for a minor lot line adjustment of land for Barbara Sleeper and Leonard Daum, Assessor's Map 16, Lots 24 & 25, zoned RM-12, located on Back River Road.**

Steve Stancel stated the Planning staff recommends approval with the condition that the owners signatures be added to the plat.

Lee Martel 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.

Reuben Hull made the motion to approve the application with the condition that the owners' signatures be added to the plat.

Bob Corsetti seconded.

**VOTE U/A**

**ITEM #3: Old Business**

**a. Workshop to discuss extensions of site plan approval.**

Steve Stancel explained that right now at site or subdivision approval you have 1 year until it expires. He said that at the last meeting we had a one year extension for the 6th time. He said

that his recommendation is to move it to two years. He said that the State gives Wetlands Permits for 2 years.

Bob Corsetti said he would like to see a 3 year approval. He can see Steve's idea of going along with the wetlands, but thinks most cities are going with three year approvals. Three years on the initial, and 1 year after that.

There was some discussion on notifying the abutters again. It was decided that it would not change much since the project already met the regulations and was approved.

Charlie Reynolds said the least possible government the better. He said he likes the 4 year approval, and then 1 year extensions.

Scott Rawding felt that a 3 year approval would be good.

Bob Corsetti said that the approval process is very arduous and by the time the project gets to the Planning Board stage there is rarely a problem. He feels owners have property rights and a 3 or 4 year for site review or subdivision approval is not a long time.

Charlie Reynolds said he would like to see 4 year approvals.

Ron Cole said his personal feeling is three years.

Charlie Reynolds said the initial approval should be for 4 years. He said some people are just preserving their right to build. He said the limit of extensions should be 2 after that.

Reuben Hull made the motion that the site plan or subdivision plan approval be good for 4 years from the date of approval with annual renewals thereafter consisting of the representatives of the project doing a full review on the status of the project before the Planning Board.

Lee Martel seconded.

**VOTE U/A**

Steve Stancel said a public hearing will be scheduled at the next meeting.

#### **ITEM #4: New Business**

Ron Cole said the annual meeting of the Strafford Regional Planning Commission will be held at the Rochester Country Club on June 22.

#### **ITEM #5: Adjournment**

Bob Corsetti made the motion to adjourn.

Charlie Reynolds seconded.

**VOTE U/A**