

**DOVER PLANNING BOARD
MINUTES OF MEETING
APRIL 11, 1995**

MEMBERS PRESENT: Martin Smith, Ron Cole, Lionel Martel, Brian Preston, Mike Bobinsky, Reuben Hull, Bob Corsetti

MEMBERS ABSENT: Paul Beecher, Charlie Reynolds, Bob Belmore, Scott Rawding

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

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

ITEM #1: Approval of minutes.

Brian Preston stated his suggestion, that the Board ought to abide by the deadlines, (regarding CDBG Funds) should be inserted in the last minutes just prior to ITEM #9.

Reuben Hull made the motion to approve the minutes with Brian's statement included.

Martin Smith seconded.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a minor lot line adjustment of land for Ruth Wiggin, Assessor's Map 27, Lots 255 & 256, zoned R-12, located on Oak and Florence Streets.

Kevin McEaney represented Mrs. Wiggin. He stated that she owns two lots on the corner of Oak and Florence Street. Mrs. Wiggin lives on Florence Street but the garage she uses is on the parcel she leases out. She wants to change the lot line so it will be included on her lot. Kevin said these lots will still be nonconforming, but slightly less than before.

Bob Corsetti made the motion to accept.

Martin Smith seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Mike Bobinsky made the motion to approve with the condition that the owner's signature be added to the plat.

Lee Martel seconded.

VOTE U/A

ITEM #3: Consideration and acceptance of an application for a driveway waiver for George Demetracopoulos, Assessor's Map 30, Lot 123, zoned RM-10, located at 5 Milk Street.

Anthony Demetracopoulos stated he was here for a driveway permit because he does not have the 5 ft. setback requirement. He added that the abutters have all been notified verbally as well as by mail and there are no objections.

Bob Corsetti made the motion to accept the application.
Reuben Hull 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 condition that the driveway is sloped so as not to direct drainage onto the abutting property.

Mike Bobinsky seconded.

VOTE U/A

ITEM #4: Consideration and acceptance of an application for a minor lot line adjustment of land for The Dover Economic Development Corp. and Paul Rinden and Margaret Kanost, Assessor's Map D, lots 11-2 & 14, zoned I-4, located on Venture Drive.

Kevin McEaney stated that this lot line adjustment is a house cleaning item. He added that DIDA is retaining a 60 ft. easement for a future road and utilities.

Bob Corsetti made the motion to accept the application
Brian Preston seconded.

VOTE U/A

The public hearing was opened.
Atty Jim Schulty said he urged approval of this lot line.
The public hearing was closed.

Lionel Martel made the motion to approve with the condition that all the owners signatures be added to the plat.

Reuben Hull seconded.

VOTE U/A

ITEM #5: Consideration and acceptance of an application for a site review for a parking lot addition for Ventura Realty Trust (Shoe Doctor), Assessor's Map D, Lot 11-3, zoned I-4, located at 111 Venture Drive.

Bob Stowell, President of Trittech Engineering, represented the application. He said there is a slight shortage of parking and want to go from 90 spaces to 136 parking spaces.

Steve Stancel stated all TRC items have been addressed.

Bob Corsetti made the motion to accept the application
Martin Smith 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 condition that the owner's signature be added to the plat.

Martin Smith seconded.

VOTE U/A

ITEM #6: Old Business

There was none.

ITEM #7: New Business

Ron Cole asked that someone recommend to the Council to nominate April Jacobs to the Strafford Regional Planning Commission to fill the vacancy left by Renny Perry.

Mike Bobinsky made the motion to recommend to the Council to nominate April Jacobs to the Strafford Regional Planning Commission.

Reuben Hull seconded.

VOTE U/A

Reuben Hull stated there were a couple of issues he wanted to bring up.

- a. He said the zoning regulations are very explicit on new subdivisions but there are none on existing subdivisions. He felt there was nothing to guide him on the recent site plan on Wentworth Street.
- b. He said he spoke to Tessa McDonnald who was on the Historic District Commission. He asked if it should be brought up again.

Bob Corsetti stated that a Historic District with no regulations sounds OK with him. He stated that people do not want any more regulations and does not encourage pursuing the idea again.

Lee Martel stated he feels we are over regulated already and does not go for a Historic District.

Steve Stancel stated that very soon we will be starting the process of revising the Master Plan. He said the results of the survey should be in in a couple of weeks. He spoke on "Speak Out Dover" and how neighborhood meetings will be held. He said the meetings are an attempt to find out at the grassroots level what the people want to see in Dover. Steve said that there will be a brief survey that can be filled out at the meetings.

ITEM #8: Adjournment

Bob Corsetti made the motion to adjourn.

Reuben Hull seconded.

VOTE U/A