

**DOVER PLANNING BOARD
MINUTES OF MEETING
FEBRUARY 14, 1995**

MEMBERS PRESENT: Martin Smith, Scott Rawding, Charlie Reynolds, Ron Cole, Lionel Martel, Brian Preston, Mike Bobinsky, Reuben Hull

MEMBERS ABSENT: Paul Beecher, Bob Corsetti, Bob Belmore

STAFF PRESENT: Steve Stancel, Director of Planning and Jamie McCulloch,
Substitute Recording Secretary

Chairman Cole brought the meeting to order at 7:05 P.M.

ITEM #1: Approval of minutes

Brian Preston made the motion to approve.

Scott Rawding seconded.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a site plan of land for Kimball Chase Company, Inc., (Owner, Hawthorn Trust) Assessor's Map L, Lot 50, Zoned RM-12, located on Spur Road. * (28 Condominiums)

Steve Towne, Engineer for Kimball Chase Company, Inc., briefed the board that this plan was before them 5 years ago, and is essentially unchanged. The reason for the re-submission is that the plan was not approved due to the foreclosure of the abutting condo project which was going to be used for utility and access for this project. We resubmitted the plans after the owners received connection agreements to the condo development (Cricklewood), and they submitted the agreements for the utilities and access and easements along with this application last September. We went through the Technical Review Committee, and are submitting this plan tonight for approval. He said the owner of the property was not present tonight, but he would answer any questions regarding the project.

Steve Stancel stated that as Mr. Towne outlined, this is a project that was approved back in 1988/1989, and the reason it did not receive final approval was because the owner to the north had his project fall through. A bankruptcy was involved, and without vehicle access or sewer, this project fell by the wayside.

Stancel added that the plan has gone through the Technical Review Committee, and has been reviewed by engineering. The Planning staff has also reviewed the plans. He stated that the staff recommends approval of the site plan with the following conditions:

1. The owners signature be placed on the site plans.

2. GIS coordinates be added to the site plan at two property corners.
3. Valid NHDES Site Specific and Wetland Board Dredge & Fill permit numbers be submitted to the Planning Department.
4. Removal of the "Approved by the City of Dover Planning Department" note from the site plan.
5. On Sheet 2, Note must indicate 12"X12" stainless steel tapping sleeve.

Cole questioned why the staff wanted the note "Approved by the City of Dover Planning Department" removed from the plan.

Stancel replied that the department does not have the authority to approve the plan, the Board does.

Brian Preston was concerned whether or not on Item #6, the 5 items the Conservation Commission brought up, were addressed in regard to the tennis courts, and parking.

Steve Stancel explained that the parking lots are not addressed, and from a planning standpoint; he was not sure how that could take place, because the planning department does require two (2) spaces per unit. He added that the tennis courts are in same location, but they are out of the wetlands, yet the Conservation Commission is concerned that some of the wetlands might be impacted during construction.

Steve Towne stated that if needed, they could specify the slopes or even build a retaining wall to prevent any fill into the wetlands. Steve Stancel added that Dean Peschel, was not too concerned about the wetlands, but if the Board would like, they may add a condition that there will be no filling of the wetlands for construction of the tennis courts.

Charlie Reynolds made the motion to accept.

Scott Rawding seconded.

Vote 6-1 Lionel Martel was opposed.

Lionel Martel questions the city's jurisdiction in this project.

Ron Cole replying to Mr. Martel's concerns stated that the motion on the floor was to accept the application, not to actually approve it.

Steve Stancel stated that engineering reviews the construction of the project. They have the responsibility to make sure the project is constructed as it is approved by the Board. If it is not constructed as approved by the Board, it must come back before the Board.

Lionel Martel again expressed concerns with this project.

Mike Bobinsky stated that during the project development there are building inspections. Sign-off needs to occur before the units can be sold or occupied.

Ron Cole added the comment that in the event that things are not constructed properly according to the plans, it would be encumbant on the applicant to correct the problem prior to occupancy.

Public Hearing Opened

There were no comments.

Public Hearing Closed

Mike Bobinsky made the motion to approve with the following recommendations:

1. The owners signature be placed on the site plans.
2. GIS coordinates be added to the site plan at two property corners.
3. Valid NHDES Site Specific and Wetland Board Dredge & Fill permit numbers be submitted to the Planning Department.
4. Removal of the "Approved by the City of Dover Planning Department" note from the site plan.
5. On Sheet 2, Note must indicate 12"X12" stainless steel tapping sleeve.

Charlie Reynolds seconded.

Vote U/A

ITEM #3 Consideration and acceptance of an application for a minor lot line adjustment application for MPL Inc., Assessor's Map B, Lot 21, Zoned R-40, located off Sixth Street. *

Mr. Pohopek stated that he would answer any questions the Board might have regarding the lot line adjustment plan. He went on to explain that Map B, Lot 21 is a 58.1 acre parcel owned by MPL Inc., which is a holding company for First Essex Bank. He explained that the property abuts Mr. Koutrelakos' land off sixth street. He explained the details of the plan.

Steve Stancel stated that the staff recommends approval with the owners' signatures on the plan.

Lionel Martel made the motion to accept.

Seconded by Charlie Reynolds.

Vote U/A

Public Hearing Opened

No one was present to speak on behalf of the application.

Public Hearing Closed

Charlie Reynolds made the motion to approve.

Seconded by Mike Bobinsky.

Vote U/A

ITEM #4: Old Business

a. Discussion of City-wide Survey

A lengthy discussion ensued on the City-wide Survey.

ITEM #5: Adjournment

MEETING ADJOURNED