

DOVER PLANNING BOARD
MINUTES OF MEETING
JANUARY 26, 1993

MEMBERS PRESENT: Ron Cole, Jim Richards, Joe Etelman, Mike McDonnell, Patti Torr, Bob Corsetti, Dan Markey (late), Lionel Martel (late)

MEMBERS ABSENT: Paul Beecher, Kendra Maroon

STAFF PRESENT: Bill Collins, Jacqueline Freeman - Recording Secretary

Bob Corsetti brought the meeting to order at 7:00 PM.

ITEM #1: Approval of minutes.

Mike McDonnell made the motion to approve the minutes as presented.

Patti Torr seconded.

VOTE U/A

ITEM #2: Public hearings and consideration of requests for renewal of extraction permits by the following gravel pits:

a. S & H Enterprises, Inc., Assessor's Map H, Lot 60, located off Mast Road.

Henry Sanborn represented S & H.

Public hearing opened.

There were no comments.

Public hearing closed.

Dan Markey arrived and took his seat.

Bill Collins stated that the staff recommends renewal with conditions and a setback waiver be granted from the lot line adjoining the Griffin pit.

Patti Torr made the motion to approve the setback waiver and approve the renewal with the following conditions:

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board; and
2. Minimum setbacks from property lines be flagged in the field to facilitate inspections; and

3. Abutter (Map H, Lot 62) be added to the plan.

Ron Cole seconded.

VOTE U/A

Dan Markey - Abstained

b. Dowaliby Trucking, Assessor's Map H, Lot 56, located on Mast Road and Cold Springs Road.

Mrs. Dowaliby represented Dowaliby Trucking.

The public hearing was opened.

There were no comments.

The public hearing was closed.

Jim Richards made the motion to approve with the Planning staff's conditions as follows:

1. The applicant obtain the annual license renewal from the Dover City Council for permission to cross City property to access this pit; and
2. The provisions contained in the letter to the Dover Planning Board that accompanied the application be considered as part of this application and serve as requirements of the applicant; and
3. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board; and
4. The minimum setback from property boundaries be flagged in the field to facilitate inspections; and
5. The applicant provide a copy of the \$2,000 bond to run concurrent with this permit (Jan. 1 - Dec. 31).

Mike McDonnell seconded.

VOTE U/A

c. Brox Paving Materials, Inc., Assessor's Map C, Lots 12A, 13 and 14 located on Glen Hill Road.

David Cluff represented the application. He presented the bonds for three different parcels to Bob Corsetti.

The public hearing was opened.

There were no comments.

The public hearing was closed.

Patti Torr made the motion to approve with the Planning Staff's conditions as follows:

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board; and
2. Minimum setbacks be flagged in the field to facilitate inspections; and
3. The submission of a revised plan for map C-14 which shows the City of Dover property north of C-13 and east of C-14, and the proposed finish contours along the above mentioned City of Dover property.

Dan Markey seconded.

VOTE U/A

- d. Mast Road Sand & Gravel, Assessor's Map H, Lots 53, 54, 57, located on Mast Road.

Kevin McEneaney represented the plan. He stated that everything was essentially the same as last year.

The public hearing was opened.

There were no comments.

The public hearing was closed.

Bob Corsetti read a letter received from John and Robert Torr stating that they are requesting that the excavation be limited to no closer than 50 ft. from their property line.

Mike McDonnell made the motion to approve with the Planning staff's conditions as follows:

1. That H-57 be removed from the application until such time as a plan is submitted showing boundaries, existing topography and proposed finished elevations of the parcel, and a bond is posted; and
2. The existing \$10,000 surety bond be amended to be in effect from January 1 through December 31 (the term of this permit); and
3. The reclamation plan and operational plan submitted with the application be considered part of the application, and their specific provisions be requirements of the applicant; and

4. The minimum setbacks from property lines be flagged in the field to facilitate inspections; and
5. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board; and

Patti Torr seconded.

VOTE U/A

- e. Mast Road Sand & Gravel, Assessor's Map I, Lots 47 & 49, located on Back River Road and Mast Road.

Kevin McEneaney represented this application. He stated that they are ahead of schedule on the reclamation.

Bob Corsetti read the letters received from Mr. Fanaras and Jay Stevens.

Kevin said that they are planning to move the access road away from the Fanaras property line. He said they will take care of the erosion with temporary measures until the road is moved.

The public hearing was opened.

There were no comments.

The public hearing was closed.

Ron Cole made the motion to approve with the Planning staff's conditions as follows:

1. The applicant temporary stabilize eroding slopes located between an access road and the southern boundary of Map I, Lot 48B; and
2. Minimum setbacks be flagged from property lines to facilitate inspections in the field; and
3. The operation and reclamation plans submitted as part of the application and the specific provisions therein be considered requirements of the applicant.

Mike McDonnell seconded.

VOTE U/A

- f. Griffco, Assessor's Map H, Lots 62, located on Mast Road.

Paul Griffin represented the application.

The public hearing was opened.

There were no comments.

The public hearing was closed.

Patti Torr made the motion to approve the renewal with the Planning staff's recommended conditions and a setback waiver from the property line adjoining S & H Enterprises as follows:

1. Proof of the required \$8,000 surety bond to run concurrent with this permit (Jan 1 - Dec 31); and
2. The minimum setbacks from property lines be flagged in the field to facilitate inspections; and
3. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.

Ron Cole seconded.

VOTE U/A

Lionel Martel took his seat on the Board.

ITEM #3: Public hearing and consideration of a proposed amendment to the section of the Zoning Ordinance regulating signs. The proposal would allow temporary signs for new businesses for six (6) months in addition to permanent signs already allowed.

The public hearing was opened.

Ray Porelle, a resident of Rochester who is purchasing property at the Dover Point Office Park, stated that he is not in favor of the temporary sign. He said that there could be eight to ten signs in a row and that would not look very professional. He asked that this be tabled for 30 days so there can be an agreement that would suit everyone.

Thomas Massingham, 30 Prospect St., stated that temporary signs are not quality and are not appropriate. He said that just because times are bad it is no excuse for cheapening the looks of Dover.

Public hearing closed.

Bill Collins stated that he is not in favor of the amendment and asked that the Board consider it very carefully.

Patti Torr made the motion to table this item.

Dan Markey seconded.
VOTE U/A

ITEM #4: Consideration of acceptance of a request for a major subdivision of land, The Willows Subdivision, (owned by Philip Jennison) Assessor's Map E, Lot 42, located on Tolend Road.

Dana Lynch, Civil Works, represented the application. He said that Mr. Jennison received approval of the Willows in 1989 but the approval has lapsed. He stated that the project will be phased and the roadway is already roughed in.

Paul Bruyere, 229 Tolend Road, asked what would be different from the plan that was approved.

Bob Corsetti stated that it is the same amount of units but lot lines for the buildings will be delineated.

The public hearing was closed.

Dan Markey made the motion to accept the application.
Patti Torr seconded.
VOTE U/A

Mike McDonnell made the motion to approve with the conditions recommended by the Planning staff and adding another that the homeowners' document be approved by the City. The conditions are as follows:

1. A note be added to the plans stating that the water line be wrapped or soils tested to verify that they are non-corrosive; and
2. A note be added to the plat indicating that a water line easement be granted to the City to allow maintenance of the line; and
3. A conservation easement be recorded along the river in accordance with the prior approval; and
4. The homeowners document submitted for review and approval by the City.

Dan Markey seconded.
VOTE U/A

ITEM #5: New Business

There was no new business.

ITEM #6: Old Business

- a. Discussion and vote on the site review of land for

a Dunkin' Donuts/Baskin Robbins restaurant on
Central Avenue/Morin Street.

Frank Montero, represented Salema Realty. He showed a plan with the landscaping on both sides of the fence that would be screening Mr. Chapin's property.

Mr. Chapin asked about the height and color of the fence and the type of shrubs that would be used.

Mr. Salema stated that they will make the concession to open at 5:00 AM and to close at 1:00 AM rather than stay open 24 hours.

Mr. Feld, 15 Morin St., stated that he thought that there would just be an egress onto Morin. He spoke about the traffic crossing over to the hairdressing shop to bypass the traffic light.

Mr. Corey asked for no parking for approximately 250 feet on Morin St.

Mr. Chapin was concerned with the 15 parking spaces, 1 of which is for handicapped and some will be for the employees. He was also concerned about trash containers.

Mr. Salema stated that there would be two outdoor trash containers.

Mr. Thompson stated that it is almost impossible to make a left hand turn at the light.

Mr. Feld stated that he doesn't want parking at all on Morin St.

Peter Sacket, 9 Morin St., stated that Morin St. is a dead end street.

Dom Caliguire, 10 Moring St., stated he is in opposition.

Councilor Clark stated that he appreciated that the abutters' concerns were addressed and thanked the Board for hearing the abutters again in spite of the public hearing being closed.

Ron Cole asked about a possible speed bump in the Morin St. entrance or another lane to have a right turn on red onto Central Avenue.

Mike McDonnell felt that the driveways will be offset and will make it more difficult to speed right across Morin St. to avoid the traffic light.

Dan Markey made the motion to approve with the conditions specified by the Planning Board as follows:

1. Tip-down curbs be installed at the Morrin Street entrance; and
2. An industrial pre-treatment discharge permit be obtained; and
3. The land owner's signature be added to the plans; and
4. Gas tanks, pipes, and contaminated soil removal and disposition should be conducted in accordance with applicable NH DES regulations; and
5. The speaker and menu board be relocated to the north side of the building; and
6. An eight (8) foot high, solid wooden, earth-tone, stockade fence be erected along the rear boundary; and
7. Hedges be planted 3 ft. on center with an initial height of 4 ft along the fence on Mr. Chapin's property; and
8. Opening time will be no earlier than 5:00 AM and closing time no later than 1:00 AM; and
9. There be two (2) outdoor trash containers maintained on site.

Also to recommended to the Council to have the Parking & Traffic Committe check if it would be feasible to have resident parking only or no parking on Morin St.

Lee Martel seconded.

Ron Cole stated he wanted to amend the motion to add speed bumps and curbs.

Joe Etelman stated that he has to vote no because there are too many problems for too many people.

Jim Richards seconded.

Bob Corsetti asked for the vote for the amendment.

VOTE 5 - 3

Against - Corsetti
 Markey
 Etleman
 Martel
 McDonnell

For - Torr
 Cole
 Richards

Mike McDonnell spoke on the importance of the Groundwater

Protection Zone in that area.

Bob Corsetti asked for the vote on the conditions with the speed bump and the curb dropped.

VOTE 6 - 2

Against - Joe Etelman
Patti Torr

Patti Torr made a motion to grant the pavement setback waivers from 10 ft. to 4 ft. in the front and from 5 ft. to 4 ft. in the rear.

Mike McDonnell seconded.

VOTE 7 - 1

Against - Joe Etelman

Ron Cole made the motion to adjourn.

Jim Richards seconded.

VOTE U/A

Meeting adjourned at 8:35.