

DOVER PLANNING BOARD
MINUTES OF MEETING
FEBRUARY 9, 1993

MEMBERS PRESENT: Ron Cole, Lee Martel, Jim Richards, Paul Beecher, Patti Torr, Dan Markey, Joe Etleman, Bob Corsetti

STAFF PRESENT: Steve Stancel, Jacqueline Freeman - Recording Secretary

MEMBERS ABSENT: Michael McDonnell

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

Chairman Corsetti suspended the rules to let Councilor Christenbury speak.

Parks Christenbury stated he wanted to speak before the Board to clear up a misconception. He stated that this community has too many restrictions. He stated that a business that could have benefited by the temporary sign ordinance has since gone out of business and moved to Manchester. He said that departments ought to get in touch with business owners before Councilors have to get involved. He said that he was disappointed in the Planning staff.

ITEM #1: Approval of minutes of the meeting of January 26, 1993.

Patti Torr made the motion to approve as presented.

Ron Cole seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a minor subdivision of land for John Fleming (owned by Clair Viel) Assessor's Map M, Lot 58, zoned R-40, located on Middle Road.

Kevin McEneaney represented John Fleming. He said that the parcel is approximately 50 acres and it meets all the setback and zoning requirements.

Dan Markey made the motion to accept the application.

Joe Etelman seconded.

VOTE U/A

The public hearing was opened.

Kevin Trehan, of 384 Middle Road, had some concerns on whether the 16 ft. strip could someday be used as a driveway.

Steve Stancel stated that 16 ft. is not enough frontage for a

driveway. Driveways must keep five feet from property lines, therefore, a 16 ft. wide area would not support a driveway.

Kevin McEneaney indicated that any driveway would be located in the area with the larger road frontage.

The public hearing was closed.

Jim Richards made the motion to approve the subdivision with the conditions recommended by the Planning staff as follows:

1. Show the existing structures on Lot M-80A if possible.
2. Show building setback lines on the plan.

Ron Cole seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a lot line adjustment of land for Dover South Side Little League (owned by Eleanor and Alfred Hall) Assessor's Map K, Lots 4 & 4B, zoned R-12, located off Henry Law Avenue.

Alan Krans, President of South Side Little League, represented the application. He stated they wanted to build a second field and have signed a P & S agreement with the Hall's to buy the piece of land. He stated that the field is used for 4 months and there is not much activity in the remaining eight months. Building the second field will free up the City-owned fields. He said that the P & S agreement contains provisions to move shrubs to create a sound and visual buffer for the Halls and they will see that the Frangos also have a buffer. He said he has no intentions of putting in lights, they will be happy to quit at 8:00 PM.

Ron Cole made the motion to accept the application.

Patti Torr seconded.

VOTE U/A

The public hearing was opened.

Peggy Frangos, an abutter, stated she was concerned with privacy. She stated that she would like some trees put in initially before they put in the field. She said she also had some concerns with the right-of-way.

Alan Krans stated that they never used the R-0-W, they always use the place where they travel to get to the field and would like the right-of-way in that area. He stated that the field will be 50 to 75 ft. from the Frangos' property.

Dennis Costas, Board of Directors of the South Side Little

League, stated that they will have to move some earth and it will be placed in the lower part of the field to form a bowl effect.

The public hearing was closed.

Steve Stancel stated the Planning staff had some conditions to approval and would like to add that vegetation be placed along the Hall and the South Side Little League property to provide screening.

Patti Torr made the motion to approve with the following conditions:

1. The existing structures on lot K-4 be shown on the plan.
2. The coordinates of the property corners be provided on the plan.
3. Vegetation to provide sufficient screening for Lot K-4A be provided along the Hall and South Side Little League property lines.

Ron Cole seconded.

VOTE U/A

ITEM #4: Consideration of acceptance of an application for a site review for an addition for Wentworth-Douglass Hospital, Assessor's Map 37, Lot 1, zoned O, located on Central Avenue.

Rick Pike, represented the hospital. He stated that they are expanding the radiation therapy department and adding office space. He said it was because of a combination of demand for cancer services and for more efficiency in the hospital.

Paul Beecher made the motion to accept the application.

Jim Richards seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Ron Cole made the motion to approve with the conditions recommended by the Planning staff as follows:

1. Show existing water line that may conflict with the addition location on the plan.
2. Provide owner's signatures on the plans.

Paul Beecher seconded.

VOTE U/A

ITEM #5: Public Hearing regarding past program performance and future goals and objectives of the Community Development Block Grant Program.

Steve Stancel stated that tonight was the start of the process for the CDBG program year. Steve explained all the steps in the process and went over some of last year's activities.

The public hearing was opened.
There were no comments.

The public hearing was close.

ITEM #6: Old Business.

a. Discussion of the Sign Ordinance.

Patti Torr made the motion to remove the Sign Ordinance from the table.

Paul Beecher seconded.

VOTE U/A

Lee Martel stated that he felt that we should be encouraging the small guy to give business a try. He said that someone has spoken to him in favor of adopting the sign ordinance. He said that he knows that the staff is not quite comfortable with the ordinance but it doesn't mean that the Board can't disagree with the staff.

Ron Cole stated that anything that can be done to save one business should be done.

Bob Corsetti stated that the \$50.00 fee sounds excessive.

Cliff Bink, owner of the Dover Point Cafe & Sub Shop, stated that he needs the sign and that he does not feel that the \$50.00 fee is excessive. He stated that he is hoping to expand his business.

Jim Richards stated that he is concerned with the sight distance with the 4 X 8 signs.

Patti Torr stated that she wants to see the ordinance moved on and fine-tuned at the Council meeting.

Ron Cole made the motion to recommend this ordinance be sent on to the City Council for edification and adjustments as they see fit.

Lee Martel seconded.

VOTE 7 - 1

OPPOSED - Jim Richards

ITEM #7: New Business

Patti Torr stated that there is an opening on the Strafford Regional Planning Commission and Otis Perry has shown an interest.

Patti Torr made the motion to appoint Otis Perry to fill the opening at the Strafford Regional Planning Commission.
Jim Richards seconded.
VOTE U/A

Bob Corsetti read a letter of resignation from Kendra Maroon.

Lee Martel made the motion to accept the letter of resignation.
Ron Cole seconded.
VOTE U/A

Patti Torr stated that she would like to have a letter of appreciation sent to Kendra for her time spent on the Board.

Ron Cole made the motion to adjourn.
Paul Beecher seconded.
VOTE U/A

Meeting adjourned at 8:15 PM.