

DOVER PLANNING BOARD  
MINUTES OF MEETING  
FEBRUARY 23, 1993

MEMBERS PRESENT: Jim Richards, Douglas Steele, Brian Preston, Patti Torr, Lionel Martel, Bob Corsetti, Ron Cole

MEMBERS ABSENT: Dan Markey, Paul Beecher

STAFF PRESENT: Bill Collins, Jacqueline Freeman - Recording Secretary

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

ITEM #1: Approval of minutes.

Ron Cole made the motion to approve the minutes as submitted. Patti Torr seconded.

VOTE U/A

Bob Corsetti introduced the new Planning Board members, Doug Steele and Brian Preston to the Board.

ITEM #2: Consideration of acceptance of an application for a minor subdivision of land for Peter & Laurence Neally, Assessor's Map I, Lot 29, zoned R-40, located on Spruce Lane.

Peter Neally, 18 Fisher Street, stated he was requesting approval of the subdivision of one existing lot into three. He said that one lot has shared access for a short way.

Bill Collins said that the Planning staff recommends approval with the following conditions:

1. Show building setback lines and conservation area boundaries adjacent to all the streams on the parcel.
2. Coordinate of the property corners should be provided that are tied into the City's GIS points.
3. Cross-easements for the common drive between lots 2 & 3 should be included as a condition of the plan. Recommend that a driveway waiver be granted for the proposed common drive.

Peter Neally stated that he prefers not to go along with condition #2 because of the expense. He said that Bruce Pohopect did not know of this before and would have to return into the field resulting in a prohibitive cost.

Bill Collins stated he would leave that decision up to the

Board. He said that the reason for requesting the coordinates of the property corners is to facilitate digitizing the plans on the GIS system.

Patti Torr 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 felt that requesting the coordinates at this point would create a hardship.

Ron Cole made the motion to approve the subdivision with the conditions recommended by the Planning staff with the exception of #2 as follows:

1. Building setback lines and conservation area boundaries adjacent to the streams be shown on the plat.
2. Cross-Easements for the common drive between lots 2 and 3 be included on the plan.

Also, a waiver of setbacks be granted for the proposed common drive.

Douglas Steele seconded.  
VOTE U/A

**ITEM #3: Consideration of acceptance of an application for a site review and subdivision of land for Charles P. Kageleiry (owned by: Fredrick & Margaret Manley) Assessor's Map G, Lot 4A, zoned I-1, located at 5 Industrial Park Road**

Charles Kageleiry, 59 Mast Road, stated he was here to receive approval of a minor subdivision and a site plan for a 7,040 sq. ft. building. He stated that the plans received a lot of scrutiny from the TRC and he has followed all the suggestions. He distributed a picture of the proposed building to the Planning Board members.

Bob Corsetti asked if the Board would prefer to vote on the subdivision and site review together or take them individually.

The consensus was to keep them together.

Ron Cole made the motion to accept the application.  
Douglas Steele seconded.  
VOTE U/A

Lionel Martel asked about the memo from the City Engineering stating that there is a lack of a cover over the outfall pipe from the east pond.

Jim Richards stated that the recommendation of the Engineering department doesn't have any planning impact it is just common sense to cover the outfall pipe.

Jim Richards made the motion to approve with the recommended conditions as follows:

1. The subdivision corner be tied into the City's GIS control points when the monuments are set, and the coordinates shown on the as-built mylar submitted to the City Engineer.
2. The proposed landscape screening along the Route 9 property line should be changed to call out spruce, as opposed to scotch pine.

Ron Cole seconded.  
VOTE U/A

**ITEM #5: New Business**

Ron Cole, the Dover representative to the Strafford Regional Planning Commission, stated that he went to his first meeting and was very impressed with the dedication of the Individual representatives from the various surrounding communities. He stated that Paul Smith, the regional planner resigned. He briefly went over issues that were discussed.

Bob Corsetti handed out a list of Board members and their addresses and telephone numbers. He announced that TRC meetings are held on Thursday afternoons and any Board members who are interested are welcome to attend.

**ITEM #6: Old Business**

There was no old business.

Ron Cole made the motion to adjourn.  
Jim Richards seconded.  
VOTE U/A

Meeting adjourned at 7:36 PM.