

DOVER PLANNING BOARD  
MINUTES OF MEETING  
APRIL 27, 1993

MEMBERS PRESENT: Jim Richards, Doug Steele, Lee Martel, Ron Cole, Bob Corsetti, Parks Christenbury, Brian Preston, Dan Markey, Paul Beecher

STAFF PRESENT: Steve Stancel, City Planner and Jacqueline Freeman, Recording Secretary

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

ITEM #1: Approval of minutes.

Brian Preston stated that Item #5, page 3, line 6, should read as follows: Brian Preston seconded.

Brian Preston made the motion to approve the minutes as amended.

Doug Steele seconded.

VOTE U/A

Ron Cole, Jim Richards - abstained

ITEM #2: Consideration of acceptance of an application for a minor subdivision of land for Frederick Drew Assoc., (owned by Richard & Valerie Beauregard) Assessor's Map A, Sheet 2, Lot 39-A, zoned R-40, located at 321 Long Hill Road.

Bob Corsetti asked if anyone was here to represent the application.

There was no answer.

Dan Markey made the motion to table the application until later in the meeting when someone could represent the application.

Doug Steele seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a major subdivision of land for Daniel Gabriel, Assessor's Map A, Lot 45A, zoned R-40, located on Sixth Street. Also a waiver of the requirement for underground utilities for two of the lots with frontage on Sixth Street.

Kevin McEneaney represented the application. He stated they are proposing nine lots on sixteen acres of land. The lots range from 1 acre to 3.8 acres and will have individual septic and wells. He said that no sidewalks are proposed. He added that he is asking for a waiver of the requirements

for underground utilities for the two frontage lots on Sixth St.

Ron Cole made the motion to accept the application  
Paul Beecher seconded.

VOTE U/A

Steve Stancel said that he and Kevin went over the conditions that were recommended by the Planning staff. He said that most of the conditions have been completed and the ones remaining are as follows:

1. The NH-WSPCC subdivision approval number be provided prior to recording the plat.
2. GIS coordinates be added to the plat.
3. A stop sign be provided at the entrance of the subdivision.

Bob Corsetti read a memo received from the City Engineer, dated April 27, 1993.

The public hearing was opened.

Dave Covel, 519 Sixth Street, stated that he met with Dan Gabriel and was satisfied. He said that his lot never had a culvert and Dan told him he would take care of it.

The public hearing was closed.

Kevin McEneaney stated that Dan Gabriel is not in agreement with the conservation easement. He said that it places an encumbrance on the property and may hinder the sale of the lots. He said that he feels that the Wetlands Ordinance addresses the wetlands on the property. He stated that they are leaving a utility easement between Lots 7 and 8 for future utilities to the City.

Jim Richards brought notice to the letter from the Fire Chief regarding sprinklers. He said the letter should not be taken lightly.

Bob Corsetti stated that a new house must meet the BOCA regulations. He feels that smoke alarms for single family homes are sufficient.

Parks Christenbury stated that sprinklers don't save lives, they save buildings; smoke alarms save lives.

Bob Corsetti stated that sprinklers add approximately \$4,000 to the cost of a house.

Ron Cole made the motion to approve with the following

conditions:

1. The NH-WSPCC subdivision approval number be provided prior to recording the plat.
2. GIS coordinates be added to the plat.
3. A stop sign be provided at the entrance of the subdivision.

Paul Beecher seconded.

VOTE U/A

Paul Beecher made a motion to take Item #2 off the table.

Ron Cole seconded.

VOTE U/A

**ITEM #2: Minor Subdivision for Frederick Drew Associates, owned by Richard & Valerie Beauregard.**

Rick Drew represented the Beauregards. He said the topography is fairly level. He added that he hadn't yet received the test pit information from the State.

Dan Markey made the motion to accept.

Ron Cole seconded.

VOTE U/A

Steve Stancel stated that the Planning staff recommends approval with the following conditions:

1. The owner's signature be added to the plat prior to recording.
2. Change the rear setback line to reflect the 75 ft. wetland protection boundary for both lots on the plat.
3. Identify the type of easement proposed on the plat. Add reference note if easement document is to be recorded.
4. Provide NH Wetlands permit approval.

The public hearing was opened.

There were no comments.

The public hearing was closed.

Dan Markey made the motion to approve with the above referenced conditions.

Lee Martel seconded.

VOTE U/A

**ITEM #4: Request for a driveway and parking waiver by Marc Hovde, for property located at 4 Winter Street, Assessor's Map 24, lot 40, zoned RM-8.**

Marc Hovde stated that the property has been boarded up for approximately three years and they are doing major

renovations. He stated that some paving was done about 20 years ago. He is now looking for a waiver of the 5 ft. setback and to pave up to the property line. He stated that Bill Collins came out to the property on Thursday and thought the driveway would be better located on Winter Street. Marc stated that he does not have a problem with that.

Bob Corsetti asked if he planned on submitting revised plans.

Steve Stancel stated that the Board could give a waiver with the condition that the location for the driveway on Winter St., and a drainage swale along the property line on Broadway be negotiated with Engineering.

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

The public hearing was opened.  
There were no comments.  
The public hearing was closed.

Jim Richards motioned to approve with the following conditions:

1. The driveway be located on Winter Street.
2. The drainage swale along the property line on Broadway be negotiated with Engineering.

Paul Beecher seconded.  
VOTE U/A

ITEM #5: Consideration of acceptance of a request for a minor lot line adjustment for Free Trade Inc., Assessor's Maps K18A-35, K18A-36, K49-7, zoned R-12 and R-40, located on Hawthorn Road.

Mark Adams represented Rick Widmark. He stated that they are asking to move the property lines to make the lots more in line with the other lots and more practical to build on.

Brian Preston made the motion to accept.  
Dan Markey seconded.  
VOTE U/A

Steve Stancel stated that the Planning conditions have all been met and the staff is recommending approval.

The public hearing was opened.  
There were no comments.  
The public hearing was closed.

Ron Cole made the motion to approve.  
Doug Steele seconded.

VOTE U/A

ITEM #6: Old Business

1. Elderly Housing Amendment

Bob Corsetti said that in an R-40 Zone the 10,000 sq. ft. per bed requirement seems like too much. Bob said that the gentleman that spoke at the last meeting thought 6,500 sq. ft. was much better and he said that he also tended to feel that way too. Bob said that the State goes by the square footage of the dwelling not the lot. He said that without at least four or five bedrooms, this type of use wouldn't be equitable. He mentioned that Terry Jarvis from the State Bureau of Health may help in setting something up. Bob said the proposed amendment fails to take in non-conforming lots. He feel that this is a very important issue and that putting seniors in small homes is the way to go.

Steve Stancel felt that there should be a definition of elderly.

Lee Martel said that some folks at 40 may need a home of this sort and others may never need one.

Bob Corsetti stated that the Board should schedule a workshop and Terry Jarvis should be contacted.

Parks Christenbury said that the Council should be invited to the workshop.

Paul Beecher stated the workshop should be held after the next meeting if it is a light agenda.

ITEM #7: New Business

Bob Corsetti read the letter received from Atty. James Schulty.

Jim Schulty stated that he lives in the neighborhood where the group home is looking to come into. He stated that the City eliminated the definition of Family intending to liberalize the ordinance but it had the opposite effect. He stated that the Dover Group Home, located on Third St., has health and safety problems but there is no place in the City for it to go. He suggested that this type of operation should be a use in multi-family neighborhoods because it fits in and would be compatible to the neighborhoods. He stated that a Bed and Breakfast is just as intrusive as a Group Home. He felt that this use should be permitted in some zones as a right and in others by special exception. He did not feel that this would be as dramatic as the proposed

Elderly Amendment because there is not as much need.

Bob Corsetti said that Group Homes should be discussed at the Elderly Amendment workshop.

Paul Beecher said that the staff should prepare the guidelines as it has to be well thought out. This use causes more of a drain on services than anything else.

Ron Cole spoke on the Business Visitation Program and the Strafford Regional Planning Committee meeting he attended.

Ron Cole made the motion to adjourn.

Lee Martel seconded.

VOTE U/A

Meeting adjourned at 8:15.