

DOVER PLANNING BOARD
MINUTES OF MEETING
MAY 11, 1993

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

MEMBERS ABSENT: Paul Beecher, Lee Martel

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.

Ron Cole said that on Item #3, page 2, the minutes should be amended to read that Dan Gabriel is not in agreement with the conservation easement, not Kevin McEneaney.

Ron Cole made the motion to approve the minutes as amended.
Jim Richards seconded.

VOTE U/A

Item #2: Consideration of acceptance of an application for a minor subdivision of land owned by Federal Savings Bank, Assessor's Map A, Lot 52, zoned R-40, located on Longhill Road.

Kevin McEneaney represented Federal Savings. He stated that the property is located at the end of Long Hill Road Extension. It is 40+ acres and will be subdivided into three lots which are in excess of 5 acres each. He stated that the property is zoned R-40 on the west side of the brook and is zoned I-4 on the east side of the brook. He requested that the public hearing be held tonight and then tabled to be brought back under Old Business when the concerns of the Planning staff can be resolved.

Dan Markey made the motion to accept the application.
Jim Richards seconded.

VOTE U/A

Steve Stancel read the following recommendations of the Planning staff:

1. The wetlands must be depicted on the plan so that locations for houses, septic and well areas may be seen.
2. Depict the gravel road built by the City on parcel three.
3. Provide the GIS coordinates of the property corners on the plat.

4. Depict the I-4 zoning boundary line on the plat.
5. Depict the seasonal stream on parcel one.
6. Record the conservation easements on the unbuildable wetland areas of the three parcels.

The public hearing was opened.

Tom Lefoley, 32 Reyners Brook Drive, stated that he purchased Lot 30 as an investment. He said he has photographed the unusual wild life in the area. He asked what was going to be put on the parcels.

Kevin McEneaney stated that the two small lots would be for single family homes and there are no plans for the other lot which is in the I-4 zone. He stated that Tom Hand is the contact person at the Bank.

Nancy Benson, an abutter on Long Hill Rd., asked if the abutters would be notified by mail of the continuation of this item. She stated that she has seen deer on the premises.

Bob Corsetti told Ms. Benson that the abutters would not be notified by mail again but the agenda would appear in the Foster's.

The public hearing was closed.

Brian Preston made the motion to table this item.
Ron Cole seconded.
VOTE U/A

Item #3: Consideration of acceptance of an application for a site review of land for Shoe Doctor, Inc., on land owned by Dover Industrial Development Authority, Assessor's Map D, Lot 11-3, zoned I-4, located on Venture Drive, off Sixth Street.

Bob Stowell represented the application. He stated that the site plan is for a 25,000 sq. ft. building to house the Shoe Doctor.

Dan Markey 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.

Dan Markey made the motion the approve with the Planning staff's recommendations as follows:

1. The surveyor's stamp appear on the plan.
2. The signature of DIDA appear on the plan.

Ron Cole seconded.
VOTE U/A

ITEM #4: Old Business

- a. Consideration and vote on lot line adjustment owned by Dover Industrial Development Authority, located on Venture Drive, off Sixth Street.

Jim Richards made the motion to approve with the following conditions:

1. The surveyors stamp appear on the plan.
2. The signature of DIDA appear on the plan.

Doug Steele seconded.
VOTE U/A

- b. Request for a fourth one-year extension for Strafford Appliance.

Steve Stancel stated that the Planning staff recommends approval of a one year extension based on the following findings:

1. The proposed project does not include construction of public facilities that are considered desirable or necessary by the City.
2. The proposed project appears to fill a need to provide a benefit to the City considering the available market.
3. The plan continues to comply with current local, state and federal regulations, and appears to be a quality product.
4. Conditions inherent in the current economy appear to have prevented the project from being started on time.
5. It appears to be more efficient to grant a time extension rather than require resubmittal for plan approval at this time.

Doug Steele made the motion to grant the one year extension.
Brian Preston seconded.
VOTE U/A

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