

DOVER PLANNING BOARD
MINUTES OF MEETING
JUNE 22, 1993

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

MEMBERS ABSENT: Dan Markey, Paul Beecher

STAFF PRESENT: Bill Collins, Planning Director and Jacqueline Freeman, Recording Secretary

Bob Corsetti brought the meeting to order at 7:02.

ITEM #1: Approval of minutes.

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

VOTE U/A Abstained - Martel, Christenbury, Richards

ITEM #2: Consideration of acceptance of an application for a minor lot line adjustment of land for Dennis Quinlan (Ruth Sousane, Owner) Assessor's Map H, lot 33E, zoned B-4 and R-20, located on Knox Marsh Road.

Kevin McEneaney represented Dennis Quinlan and Ruth Sousane. He stated that the 60 acre parcel owned by Ms. Sousane is accessed on Route 9, and the five acre parcel owned by Mr. Quinlan is accessed on Route 155. The lot line adjustment will create a 6,000 sq. ft. area in the R-20 Zone which will allow the placement of a 28 X 40 single family home.

Parks Christenbury made the motion to accept the application.
Doug Steele seconded.

VOTE U/A

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

Parks Christenbury made the motion to approve the lot line adjustment as submitted.

Jim Richards seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a minor subdivision of land for Doris Grady, Assessor's Map D, Lot 10, Zoned R-12, located on Long Hill Road.

Kevin McEneaney stated that the subdivision will create a

3.68 acre lot which will contain the existing buildings and a 7.32 acre vacant lot.

Jim Richards made the motion to accept the application.
Parks Christenbury seconded.
VOTE U/A

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

Parks Christenbury made the motion to approve with the following staff recommendations:

1. Coordinates be provided that are tied to the City's control points; and
2. A written statement from the NH Water Supply and Pollution Control Commission verifying that the resulting lot area for lot #1 provides sufficient septic capacity for the existing house and school.

Doug Steele seconded.
VOTE U/A

ITEM #4: Consideration of acceptance of an application for a major subdivision of land for Brown Farm (Raymond Martineau, Owner) Assessor's Map I, Lots 52 and 54, zoned RM-12, located on Mast Road.

Lionel Martel stepped down because of a conflict of interest.

Dana Lynch, of Appledore Engineering, represented the application. He stated that the project was originally slated for 74 condos before it fell on bad economic times. He said that Ray Martineau bought the project and is subdividing the parcel into nine lots for single family homes. He stated that the wetlands were flagged and the best way to develop the property was to keep the cul-de-sac and place the building area close to the road.

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

The public hearing was opened.

Don Cheeney, 53 Back River Rd., asked how many houses would be built, and if they were going beyond the brook. He added that the neighbors are not present as three of them have their houses up for sale. He also stated that he is a forester and is concerned for the environment.

Dana Lynch stated that there will be nine houses and they are

not going beyond the brook.

The public hearing was closed.

Parks Christenbury stated that looping the existing water line 810' to the Dunn's Bridge development is too much to ask.

Bill Collins stated that reducing the size of the water line reduced the cost to the developer. He stated that the City's estimate of the cost of the water line is \$10,000 to \$11,000 which is not as great as Dana Lynch's estimate of \$35,000. He stated that looping is necessary to avoid stale water.

Jim Richards explained that there are only two developments in the City, Reyner's Brook and Quail Run, who do not have looped water lines. He stated that there has been some savings in this project and a looped water line can be done.

Bob Corsetti felt that asking Ray Martineau to hook a water line when he was taking a project slated for condominiums and replacing it with nine single family lots was too much to ask. He felt that an 8" water line is probably too large. He stated that he can't see how the Board can ask Mr. Martineau to spend another \$10,000. He stated he is not in favor.

Jim Richards stated that the 8" line is also for fire protection.

Parks Christenbury made the motion to approve with the following conditions:

1. The requested waiver is approved to allow an 8" water line in lieu of a 12" water line;
2. The City Engineer concludes that there will be no negative impact to the down stream drainage system;
3. Coordinates be provided that are connected to the City's GIS control markers;
4. A Conditional Use Permit be granted in accordance with the City's Wetland Ordinance to allow a driveway crossing for Lot 9;
5. State permits be obtained for Dredge & Fill and the proposed sewer line extension; and
6. The existing manhole be raise to be higher than the existing drainage swale to avoid infiltration.

Brian Preston seconded.

VOTE 5 - 1

Against - Jim Richards

Lionel Martel took his seat on the Board.

ITEM #5: Old Business

- a. Second one-year extension of approval for 6th Street Professional Center.

Bob Corsetti asked if anyone was present to represent the request.

Kevin McEneaney asked if there is a reason why anyone should have to be present.

Bill Collins stated that the Board has approved extensions without anyone present in the past and he recommends granting the extension based on the following findings:

1. The proposed office park continues to be consistent with the City's Master Plan in that it will provide new office development in the ETP Zone;
2. The surrounding conditions (ie. traffic flow, school capacity, water/sewer demand) have not changed to the point of requiring re-analyzing of the proposed project. The water line in 6th Street has been upgraded, a sewer has been installed and 6th Street has been widened in anticipation of the development of the office park and the surrounding area; and
3. The proposed project continues to comply with current local State and Federal regulations, ordinances and statutes.

Ron Cole made the motion to approve the second one-year extension.

Doug Steele seconded.

VOTE U/A

- b. Workshop to discuss Elderly and Group Home Amendments to the Zoning Ordinance.

Bill Collins stated a letter (included in the packets) was received from Jean Conte regarding the Handicapped Accessibility Amendment asking that it be separated from the Elderly and Group Home Amendments. He also stated that letters were received from Norm Champagne and Ray Bardwell in regard to the amendments. Bill went through the changes he made in the Elderly and Group Home amendments. He said that the changes resulted from the public hearing comments.

Ron Pfeiffer asked if less than 6 bedrooms would be

considered in Elderly Assisted Care Homes.

Bill Collins stated that less than six would be treated as a typical single family house and would not need Planning approval.

Norm Champagne was concerned with the parking for Group Homes.

Bill Collins stated that Section 5 addresses the parking as one space per two occupants.

Parks Christenbury stated that he feels that the Elderly and Group Home Amendments have been well thought out and are not something that is being rushed through.

Bob Corsetti stated that the goal is residential homes to be used for the elderly. He felt that Elderly Assisted Care should be a permitted in all the RM zones.

Bill Collins stated he is more in favor of having all the uses permitted in the Office zones. He stated that there are many single family homes in the RM-20, RM-12 and RM-10 Zones and permitting Elderly Assisted Care Homes would be making a commercial ventures possible.

Parks Christenbury stated that he is in favor of having permitted uses in the Office Zones and RM-8 and RM-6 Zones.

It was the consensus of the Board to leave the number of bedrooms at 6.

Parks Christenbury made the motion to separate the Dimensional Regulations for Handicapped Accessible Additions from the Elderly and Group Home Amendments and send it to the Council.

Ron Cole Seconded.

VOTE U/A

ITEM #6: New Business

ITEM #7: Adjournment

Ron Cole made the motion to adjourn.

Parks Christenbury seconded.

VOTE U/A