

DOVER PLANNING BOARD
MINUTES OF MEETING
DECEMBER 8, 1992

MEMBERS PRESENT: Joe Etelman, Bob Corsetti, Dan Markey,
Parks Christenbury, Mike McDonnell, Lee
Martel, Paul Beecher, Ron Cole, Jim
Richards - late

ALSO PRESENT: Bill Collins, Jacqueline Freeman -
Recording Secretary

MEMBERS ABSENT: Kendra Maroon

ITEM #1: Acceptance of the minutes of November 24, 1992.

Bob Corsetti made the motion to accept the minutes as
presented.

Dan Markey seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a
minor subdivision of land owned by Dunn's Bridge
Associates, Assessor's Map I, Lots 20A-2 and 19,
Zoned RM-20 and RM-12, located on Durham Road.

Mike Guilfooy represented Dunn's Bridge. He stated that the
project has been taken over by a new owner who wishes to
separate it into two lots. He stated that the reason for
wanting to separate the project is in case something should
happen to the apartments the condos will not be dragged into
it. He stated that the apartments will never become condos
because that was a mid-80's dream.

Jim Richards took his seat on the Board.

Mike Guilfooy stated that Adelle Drive terminates in a cul-de-
sac. The right-of-way is a 50 foot strip at the end of the
cul-de-sac. The frontage for the lot will be 50 feet along
one side and 100 feet on the other side. He said that they
want the subdivision not to add density but to separate the
two entities.

Bill Collins stated that there is no way that this definition
of frontage can be approved.

Mike Guilfooy asked if it would help to put a note on the
plans stating that there will never be an increase of
density.

Bill Collins stated that the density has nothing to do with
our definition of frontage.

Paul Beecher stated that he feels there should be a different way of accomplishing keeping the condos separate from the apartments without having to subdivide.

Mike Guilfooy stated that he is not an attorney and is not familiar with the condo rules. He said he was asked by the owners to separate the apartments from the condos and he has done that the best way he knows how.

Dan Markey made the motion to accept the application.

Ron Cole seconded.

VOTE 8 - 1 Mike McDonnell - opposed

Public hearing opened.

No comments.

Public hearing closed.

Paul Beecher made the motion to deny the subdivision.

Ron Cole seconded.

VOTE 8 - 1 Joe Etelman - Abstained

ITEM #3: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Elizabeth Ireland and Martin & Josephine Mitchell, Assessor's Map 12, Lots 41 and 45, zoned RM-10, located between Silver St. and Summer St.

Kevin McEneaney represented the applicants and gave a brief description of the property.

Ron Cole made the motion to accept the application.

Parks Christenbury seconded.

VOTE U/A

Public hearing opened.

Douglas Dede asked what the use of the land would be.

Kevin stated that the applicant may wish to build a garage some day.

Public hearing closed.

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

1. Owner signatures be added to the plan.
2. Location be shown for Mitchell's house on lot.

Ron Cole seconded.

VOTE U/A

ITEM #4: Old Business

Bill Collins stated that he is holding off on the public hearing on the sign amendment until the second meeting of January and the Elderly Housing until the first meeting in February.

Discussion ensued regarding the CIP and the Planning Board's role in the area of the Master Plan.

Parks Christenbury stated he would find out if Ron Cole has been placed on the Strafford Regional Planning Committee.

ITEM #5: New Business

a. Regional Transportation Issues

Sarah Jennings, staff member of the Strafford Regional Planning Commission, spoke on several different topics. One topic was the computerized traffic model the Commission is working on. She gave the history of the project and spoke on its value to the City of Dover and the area.

Bill Collins said that the Pease Development Authority has a direct connection with the development of the turnpike and Exit 8A. He also spoke on the Phase III B Network. He stated that we are supporting the multiple termini scenario which would come together in Northwood and from there either upgrade Route 4 or build a new road into Concord.

Bill Collins stated that it looks like the Rt. 9 & 155 intersection project will be in the Spring. The Weeks Traffic Circle is still a couple of years away with a 1995 or 1996 construction date. He stated that he has more information coming in on the train station and will discuss that at a later time.

Sarah Jennings handed out a summary of a 10 Year Transportation Plan. She stated that if the City thinks there is a project that is more important than what is listed, they must take out one of the projects that they feel is less important.

Lee Martel made the motion to adjourn.
Ron Cole seconded.

VOTE U/A

Meeting adjourned at 8:15 PM.