

DOVER PLANNING BOARD
MINUTES OF MEETING
SEPTEMBER 22, 1992

MEMBERS PRESENT: Jim Richards, Lionel Martel, Joe Etelman,
Bob Corsetti, Ron Cole, Kendra Maroon, Dan
Markey, Parks Christenbury, Mike McDonnell

MEMBERS ABSENT: Paul Beecher

STAFF PRESENT: Bill Collins, Jacqueline Freeman - Recording
Secretary

Meeting brought to order at 7:00 PM.

ITEM #1: Approval of minutes.

Jim Richards moved to accept the minutes of August 25, 1992.
Bob Corsetti seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a
Conditional Use Permit by Gary and Elizabeth
Boukus, Assessor's Map L, Lot 36, Zoned R-20,
located at 139 Spur Road.

Glen Normandeau, contractor in charge of building the dock,
represented the Boukuses. He stated that all the permits
have been received.

Ron Cole made the motion to accept the application.

Bob Corsetti seconded.

VOTE U/A

Public hearing opened.

No comments.

Public hearing closed.

Ron Cole made the motion to approve.

Bob Corsetti seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a
minor lot line adjustment of land owned by Kenmore
Real Estate, Assessor's Map 3, Lots 5 and 9, Zoned
B-2, located at 519 Central Avenue.

Greg Koutrelakos represented the application and introduced
Mr. O'Neil of Kenmore Real Estate. He explained the lot line
change.

Dan Markey made the motion to accept the application.
Kendra Maroon seconded.
VOTE U/A

Bill Collins stated that the Planning staff recommends approval of the lot line adjustment with the condition that an easement be recorded across the front lot to allow access to an overhead door in the existing Franklin Electroplating building.

Mr. O'Neil stated that he intended to put a right-of-way to the door in the deed.

Mr. Koutrelakos stated that the right-of-way should only be for as long as the current user is there.

Bill Collins stated that he is not opposed to the easement only being in effect as long as the current user is there.

Public hearing opened.

No comments.

Public hearing closed.

Bob Corsetti made the motion to approve with the condition that a right-of-way to the door be in the deed for as long as the current user (Franklin Electroplating) is there.
Ron Cole seconded.
VOTE U/A

ITEM #4: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Charles Kageleiry (Applicant City of Dover) Assessor's Maps 10 and 12, Lots 89 and 126, Zoned RM-10, located on Silver Street.

Jim Richards represented the application for the City of Dover. He stated that this lot line adjustment will allow the City to fill in around the bridge. He stated that it will be filled in solid.

Parks Christenbury stated that the Police Department recommended that it be filled in.

Ron Cole made the motion to accept the application.
Dan Markey seconded.
VOTE U/A

Public Hearing Opened.

Greg Koutrelakos, owner of an abutting property, checked the plan.

Public hearing closed.

Ron Cole made the motion to approve.
Bob Corsetti seconded.
VOTE U/A

ITEM #5: Consideration of acceptance of an application for a minor subdivision of land owned by Robert Simpson Jr., Assessor's Map J, Lot 16A, Zoned R-40, located on Piscataqua Road.

Bob Stowel represented Mr. Simpson. He stated that Mr. Simpson has 100 acres. He wants to subdivide off Simpson's Pavilion from the rest. He stated that he is going through the Planning Board in Madbury as well. He stated that they will be replacing the two old septic systems with one new one and a new well will be provided for the pavilion.

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

Bill Collins stated that the Planning staff recommends approval of this minor subdivision with the following conditions:

1. The surveyor's stamp and signature be added to the plat.
2. The land owner's signature be added to the plat.
3. Septic approval be obtained from the State.

Public hearing opened.

Jacob Repetto, who lives one-quarter mile from Simpson's Pavilion, stated there is a dangerous intersection at Route 4 and Back River Road. He said that a change in the land use has them very concerned for that reason.

Public hearing closed.

Ron Cole made the motion to approve the application with the following conditions:

1. The surveyor's stamp and signature be added to the plat.
2. The land owner's signature be added to the plat.
3. State approval of septic location.

Joe Etelman seconded.
VOTE U/A

ITEM 6a: Time extension for McCarty Woods.

Bob Corsetti stepped down.

Kevin McEneaney represented R.J. Builders Trust.

He stated that the subdivision is located on Tolend Rd. and French Crossroad and that all of the approvals are in place.

Bill Collins stated that the Planning staff recommends approval of a one year extension for McCarty Woods subdivision based upon the following findings:

1. This residential subdivision is consistent with the City's Master Plan.
2. Surrounding conditions (ie, traffic, school capacity, water/sewer demand) have not changed significantly since the application was approved.
3. The subdivision continues to comply with current local, state and federal regulations.

Ron Cole made the motion to grant the extension.

Kendra Maroon seconded.

VOTE U/A

Bob Corsetti resumed his seat.

ITEM #6b: Time extension for Adams Estates subdivision.

No one represented the request. Mike McDonnell read the letter requesting the extension.

Bill Collins stated that the Planning staff recommended the first one year extension of the Adams Estates subdivision based on the following findings:

1. This subdivision is consistent with the City's Master Plan.
2. Surrounding conditions have not changed since the subdivision was initially approved.
3. This subdivision continues to comply with current local, state and federal regulations.

Mike McDonnell felt that the Board should come to grips on how many extensions granted is enough.

Bill Collins stated that starting on the third extension there is a longer list of conditions they must meet.

Jim Richards stated that extensions could go on forever if the conditions don't change.

Jim Richards made the motion to grant the one year extension.

Ron Cole seconded.

VOTE U/A

ITEM #6c: Time extension for River's Edge II subdivision.

No one represented the request. Mike McDonnell read the letter requesting the extension.

Bill Collins stated that the Planning staff recommends approval of the second one year extension of the River's Edge II subdivision based upon the following findings:

1. This subdivision is consistent with the City's Master Plan.
2. Surrounding conditions have not changed since the subdivision was approved.
3. This subdivision continues to comply with current local, state and federal regulations.

Kendra Maroon made the motion to approve.
Ron Cole seconded.

VOTE 8 - 1 Dan Markey - against

ITEM 6d: Discussion of the Part 150 study.

Earle Goodwin, appointed by the City Council to represent the City on an advisory task force for the Part 150 study, emphasized the importance of the City of Dover taking a position in relation to airport noise at Pease.

Bill Collins stated that the Planning Department deals with all kinds of issues. The development of Pease can have a positive and a negative impact on Dover. He stated that the Part 150 study will take approximately three years. He stated that he is not opposed to an airport at Pease, it can add to the community. He stated this study could go to different towns and ask that their land use patterns be changed. He said that changing the land use patterns of southern Dover is not consistent with our plan and not very practical. The population growth in the 80's occurred almost exclusively in the Back River Road, Mast Rd., Spruce Lane and Garrison Road area. To change the land use of this part of town could take a quarter of a century. It would also make us rethink our CIP. He feels the Part 150 Study should be encouraged, as they are doing their planning, to de-emphasize the mitigation strategies that call for changing the land uses and emphasize the mitigation strategies that deal with airport operation such as noise, flight time, arrivals and departures and pattern angles of ascent and descent. He said it would be cheaper for us and for them and would be more effective. He stated that he believes Dover should speak up now while things are getting formulated and express how difficult it would be to change the zoning and land use patterns.

Earle Goodwin stated that some Dover residents want jobs and others do not want any noise. He stated that the anticipated annual operations in the Year 2000 adds up to a landing and a takeoff every five minutes and that's a lot of activity.

Parks Christenbury stated he would like to see a footprint of each aircraft involved as it takes off.

Mike McDonnell stated the Planning Board can be categorized as pro development but we do have some concerns. He stated that a proposal will be included the packets for the next meeting regarding this issue.

ITEM #7: New Business

Bill Collins stated that a resolution for establishing a permanent display to recognize the achievements of Jenny Thompson and Kathy Schiro-O'Brien is included in the packets because the Council is seeking a Planning Board representative on the AD-Hoc Committee.

Ron Cole volunteered to be on the committee.

Bill asked if anyone is interested in attending the Law Lecture Series and if so, to please let him know so the arrangements can be made. Mike McDonnell stated he was interested.

Bob Corsetti made a motion to start a committee to begin reviewing the CIP early so as to not be so rushed as in previous years. He stated the department heads have already submitted their proposals for the next couple of years and by starting to review the CIP now, the committee could go over it line by line. He stated he was thinking of a five member committee including himself, Mike McDonnell, Parks Christenbury, Dan Markey and Lee Martel.

Lee Martel stated he felt it was a good idea.

Parks Christenbury felt it would help to take the maintenance projects out of the CIP and stick with the engineering projects.

Bob Corsetti stated he wanted a committee without the City Manager or department heads included. He stated that he feels this is the way to really be effective and to cut through the bureaucracy.

Lee Martel seconded.

VOTE U/A

It was agreed that the subcommittee would hold their meetings at 6:00 PM on the nights of the regular Planning Board Meetings.

Bill stated that the City Manager and the department heads are not satisfied with the CIP either and he would encourage the subcommittee to have their first meeting with the City Manager.

Mike McDonnell asked for a vote to form a subcommittee consisting of Mike McDonnell as Chairman, Parks Christenbury, Bob Corsetti, Lee Martel, and Dan Markey to get the planning process initiated early for the CIP.

VOTE U/A

Ron Cole made the motion to adjourn.

Jim Richards seconded.

Vote U/A

Meeting adjourned at 8:35 PM.