

DOVER PLANNING BOARD
MINUTES OF MEETING
MARCH 10, 1992

MEMBERS PRESENT: Kendra Maroon, Scott Woodman, Ron Cole,
Jerry Reese, Lionel Martel, Jim Richards,
Dan Markey, Bob Corsetti

ABSENT: Chairman Mike McDonnell, Joe Etelman

ALSO PRESENT: Bill Collins, Jacqueline Freeman - Recording
Secretary

In Mike McDonnell's absence, Ron Cole took his place as
Chairman.

Meeting brought to order at 7:00 PM.

ITEM #1: Approval of minutes.

Gerald Reese made the motion to approve the minutes.
Dan Markey seconded.

VOTE U/A

ITEM #2: Public hearing on the City of Dover's Comprehensive
Housing Affordability Strategy.

Steve Stancel stated that Dover is an entitlement community.
He gave an overview on what that meant. The CHAS Manual is
in the Public Library and at the City Clerk's office for
public viewing. He stated that a top priority was rental
assistance and gave pertinent statistics, one of which is
that 31% of renters in Dover are spending 30% of their income
on rent. He also said that there is a need for home buying
assistance. Steve stated that they are trying to be more
aggressive in finding government funds.

Ron Cole introduced Kendra Maroon and stated that she is
taking Joe Etelman's place on the Board in his absence.

Public meeting opened.

No comments.

Public meeting closed.

ITEM #3: Consideration of acceptance of an application for a
minor subdivision of land owned by John & Margaret
McLaughlin, Assessor's Map J, Lot 19I, zoned R-40,
located on Old Garrison Road.

Bob Corsetti made the motion to accept the application.
Jerry Reese seconded.

VOTE U/A

Kevin McEneaney represented the McLaughlins. He stated that

both lots will be served by individual wells and septic systems. He stated that the Conservation District is not delineated on the plan and one area will require a Conditional Use Permit because Old Garrison Road is a scenic road. He stated that they have received a permit from the NH Water Supply & Pollution Control Commission.

Bill Collins stated that the Planning staff recommends approval with the following conditions:

1. Areas in excess of 20% slope, thereby constituting a conservation district, be noted on the plat.
2. A proposed building envelope be depicted on the plat outside of the conservation district.
3. The driveway, off Old Garrison Road, be restricted to a location that avoids breaking the existing stone wall.
4. A Conditional Use Permit be granted to allow construction of a driveway across a tip of the Conservation District that is nearest Old Garrison Road and the southern end of the existing stone wall.
5. The septic system be located no closer than fifty feet (50 ft.) from the lot line abutting Mr. Grey's property.

Public meeting opened.

Douglas Grey, an abutter, stated that he had no problems with the subdivision but would like to see two restrictions added.

1. That the septic system not be located closer than 50 feet from his property line.
2. That the Planning Board be aware of the drainage to be sure that it is not deflected onto his property.

Kevin McEneaney stated that the proposed septic location is about 70 feet from Mr. Grey's line and stated that the lot slopes toward the corner and the Grey property is upland from that corner.

Public hearing closed.

Bob Corsetti made the motion to approve as presented with the four original conditions from the Planning staff.

Jim Richards seconded.

Jerry Reese asked if Bill Collins had any feelings on the two restriction proposed by Mr. Grey.

Bill Collins stated that they would not be harmful to the

application.

Jerry Reese made an amendment to the motion to include a fifth condition that the septic be no closer than 50 feet from the property line.

Bob Corsetti did not have a problem with the amendment.
VOTE U/A

ITEM #4: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Paul & Patricia Lee and Everton & Marjorie Graves, Assessor's Map 25, Lot 27 & 29, zoned R-12, located on Fairview Ave, Oak St. and Elmwood Ave.

Gerald Reese made the motion to accept the application.
Ron Cole seconded.
VOTE U/A

Public meeting opened.

Kevin McEneaney represented the Lees and the Graves. He stated that Mr. Graves is selling a parcel to Mr. Lee to extend his back yard. As it is, the lot line goes through Mr. Lee's deck. The lot line adjustment will remedy the encroachment.

Bill Collins stated that the Planning staff recommends the approval as presented.

Public meeting closed.

Jim Richards made the motion to approve.
Dan Markey seconded.
VOTE U/A

ITEM #5: Consideration of acceptance of an application for a minor subdivision of land owned by the Cabral Company, Assessor's Map J, Lots 4 & 6, zoned R-40, located on Spruce Lane Extension.

Ron Cole stated that he has a conflict with this application and has to step down. He stated that, by law, the Planning Board would have to hold an election for a temporary Chairman.

Lee Martel nominated Dan Markey for Chairman.
Scott Woodman seconded.
VOTE U/A

Dan Markey took over as Chairman.

Malcolm McNeill represented the four owners of the property. He stated that it is a simple subdivision of 40,000 square

feet to utilize the property as a stable for livestock. He stated that 270 acres of the original subdivision was conveyed to the NH L.C.I.P. He stated that they will also convey the remaining land of this subdivision to the L.C.I.P. He stated that because there is no septic system on the property, they impose as a condition of approval, a Conservation Easement granted to the City in order to let future purchasers know that the land cannot be used but for what it is approved.

Jerry Reese made the motion to accept the application.
Bob Corsetti seconded.
VOTE U/A

Public meeting opened.
No comment.
Closed public hearing.

Bill Collins stated that the Planning staff recommends approval of this subdivision with the condition that a conservation easement, reviewed and approved by the Planning Department and the City Attorney, be recorded with a plat for Lot 2, until such time as the Planning Board relinquishes the conservation easement.

Jerry Reese made the motion to approve with the following condition:

1. A conservation easement, reviewed and approved by the Planning Department and the City Attorney be recorded with a plat for Lot 2, until such time as the Planning Board relinquishes the conservation easement.

Jim Richards seconded.
VOTE U/A

ITEM #6: Public Hearing, discussion and vote on the Planning Board's recommendations for the CIP.

Ron Cole resumed his seat as Chairman.

Public meeting opened.

Linda Smart stated she has been following the CIP and feels that the new school should be taken seriously. She also feels that the Horn Street Library has been repeatedly moved back and should be funded. She stated that the Jr. High is an inappropriate school.

Parks Christenbury stated that he appreciates the effort the Planning Board has put into the CIP. He stated that the City is broke and is at the lowest bond rating possible. He said that a lot of the items on the CIP will endanger the bond rating. He stated that the CIP will be passed on to the

Council and the Council will make tough decisions that will upset a lot of people. He spoke on the enormous cost of the Tolend Landfill.

Art Pelletier, Back River Road, a member of the Grass Roots Citizen's Action Committee, stated that the kids need a new school.

Norm Champaign, 13 Church Street, stated that every year it's the same story from both sides. He said that the School Board lets the maintenance slide so they can give raises to the teachers. He said that he's not saying that they don't deserve the raises, but it should not be put in the CIP and bonding it doesn't make sense. Spending has to be controlled. He said that he is for public kindergarted.

Kathy Forbes, Long Hill Road, stated that the kindergarten is not in the budget because there is no room and no money for it. She stated that the school buildings are in good condition as far as maintenance is concerned but the buildings are getting older.

William Gillis, Lexington Street, stated that 16 years ago he sold his family on Dover because of the good education system.

Norm Champaign stated that he asked the School Board about the Kindergarten. He was told that the reason they moved the 6th grade to the Jr. High was to make room for the kindergarten. He stated that if the Board thinks it is important they should prioritize the money they receive and start one.

Paul Johnson, School Board member, stated that there has been a misunderstanding and hoped that he hasn't caused it by telling Mr. Champaign that there was room in the school for a kindergarten this year, but there would not be any room next year. There is no sense in starting a kindergarten one year and not continuing it the next because of a space problem.

Close public hearing.

Ron Cole asked if the Board wanted to vote on the CIP individually or as a whole.

Jim Richards stated that the Board has had a lot of discussion on this issue and proposed to approve Year I of the CIP as submitted.

Reese seconded.

Cole stated that he went on the tour of the school and complemented the School Board on its high-quality personnel. He stated that he can find sponsors for the track.

Jerry Reese stated that the whole CIP should be passed, as is, to the City Council because the Planning Board is a planning board and not a financial board. He stated that the Tolend Landfill is a real issue and we might not have a CIP for the next three years.

Jerry Reese made a motion to amend Richards motion to pass the entire CIP to the Council.

Scott Woodman seconded.

Bob Corsetti stated that passing the CIP over to the Council is taking the easy way out, not the correct way. He didn't know if it was fair to the Council. He felt that next year there should be two or three meetings of discussions prior to the vote.

Bill Collins stated that these items have been discussed at five or six meetings already.

Scott Woodman moved the question on the amendment to the main motion.

The amendment was then voted on.

VOTE 6 - 2 Against - Bob Corsetti, Lee Martel

The main motion was thereby amended to move that the entire CIP, Years I through VI, be recommended to the Council, and voted on.

VOTE 6 - 2 Against - Bob Corsetti and Lee Martel

ITEM #7 a. Dover House Healthcare.

Ron Cole stepped down.
Dan Markey took the Chair.

Bill Collins stated that the addition was approved. They are now asking for an amendment to the site plan requesting a reduction in parking spaces and the parking lot material be changed from cement to asphalt.

Malcolm McNeill represented Hillhaven Corporation. He stated that Hillhaven has complied with the on-site parking with two spaces over the requirement. He stated that there are some cars parking on the street but the new entry point will make the building easier and more accessible to enter from the parking lot. Dover has no restrictions to parking on the street. The parking lot is small, less than one-half acre. Atty. McNeill stated the groundwater is 50 feet under the surface and in the opinion of Steven Kelley, Environmental Geologist, of Haley and Aldrich, Inc., the asphalt will not

significantly impact the groundwater and the runoff from the parking lot will not significantly harm the aquifer. Atty. McNeill stated that, in his opinion, the TRC had no objection to his proposal.

Bill Collins stated that he is not opposed to the size of the parking lot, it will exceed by two spaces the requirement of the Zoning Ordinance. He stated that the only concern, at the last meeting, was they did not have any information on the impact on the aquifer. The issue was then discussed at TRC and they are now in favor of the amendment. He added that there are two existing asphalt parking lots across the street that are twice as big as Dover House Healthcare.

Jerry Reese asked who will be responsible for monitoring the well.

Atty. McNeil stated that it was Hillhaven Corporation's responsibility to monitor the well.

Lee Martel made the motion to approve the amendment to Hillhaven's site plan.

Scott Woodman seconded.

VOTE U/A

ITEM 7 b.: Briefing of Community Development Block Grant Guidelines.

Ron Cole resumed the Chair.

Bill Collins reminded the Board of the following CDBG schedule:

March 24 - CDBG Public Hearing

March 31 - Workshop

April 7 - Meeting

There will be no regular meeting on April 14.

ITEM #8: New Business

Ron Cole read the letter sent to Jim Caliendo thanking him for his time on the Planning Board.

Dan Markey asked for an update on the MRDC.

Bill Collins gave a brief update of the project.

ITEM #9: Adjournment

Jerry Reese made the motion to adjourn.

Lee Martel seconded.

VOTE U/A

Meeting adjourned at 9:10 PM