

DOVER PLANNING BOARD
MINUTES OF MEETING
FEBRUARY 25, 1992

MEMBERS PRESENT: Mike McDonnell, Jerry Reese, Ron Cole, Joe Etelman, Bob Corsetti, Lee Martel, Scott Woodman, Dan Markey, Jim Richards and Kendra Maroon

ALSO PRESENT: Steve Stancel and Jacqueline Freeman -
Recording Secretary

Mike McDonnell introduced Bob Corsetti, a new Board member and Kendra Maroon, a new Board alternate.

ITEM #1: Approval of minutes.

Jerry Reese made the motion to approve.

Ron Cole seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a Conditional Use Permit by David Hanchett, Assessor's Map H, Lot 14D, zoned R-20, located on Bellamy Road.

David Hanchett stated that he needs a conditional use permit because his garage is in the Conservation District.

Dan Markey made the motion of accept the application.

Ron Cole seconded.

VOTE U/A

Public Hearing Opened

No comment

Public Hearing Closed

Steve Stancel stated that any construction within a 100 feet of a river needs a conditional use permit.

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

1. The floor drain for the proposed garage be tied into the sewer line and a State approved oil and grit separator be installed.
2. All vehicles, trash and miscellaneous structures be removed from the Conservation District.

Dan Markey seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Frank & Maureen Wentworth and Ronald Henderson, Assessor's Map I, Lots 25D and 25E, zoned R-40, located on Drew Road.

Kevin McEneaney stated that the building is on the line. The lot line adjustment of 10 feet around the building will satisfy the setbacks.

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

Open Public Hearing
No comments
Close Public Hearing

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

ITEM #4: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Alice Pemberton, Assessor's Map 27, Lot 176, Zoned R-12, located on Florence Street.

Greg Buck stated that neither lots are conforming and the lot line goes through the garage. Both are single family homes that have been owned by the same family since the 1920's.

Steve Stancel stated that a one foot setback doesn't meet the setbacks but makes the lots less non-conforming.

Jerry Reese made the motion to accept the application.
Jim Richards seconded.
VOTE U/A

Public meeting opened
No comments
Public meeting closed

Jerry Reese made the motion to approve.
Jim Richards seconded.
VOTE U/A

ITEM #5: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Robert & Sandra Francoeur, Assessor's Map I, Lot 87, zoned R-40, located on Spruce Lane.

Sandra Francoeur stated that the new line is transferring a non-conforming lot belonging to her father back to her and also reflects the boundary line adjustment with the Stewarts.

Dan Markey made the motion to accept the application.
Joe Etelman seconded.
VOTE U/A

Public meeting opened
No comments
Public meeting closed

Steve Stancel stated that this lot line adjustment cleans up some confusion in which a 1984 subdivision plat, signed by the Planning Director, was recorded at the registry despite the creation of a lot with insufficient area and no frontage. A lot line adjustment was subsequently recorded that further reduced the size of the questionable lot. This lot line adjustment reconsolidates the questionable lot with the larger Lot 87 and appropriately reflects the boundary line adjustment with the abutters.

Dan Markey made the motion to approve with the conditions that Robert & Susan Stewart sign the plans.
Joe Etelman seconded.
VOTE U/A

ITEM #6: CDBG Public Hearing

Steve Stancel went through each section of the booklet with the Board. He went over the process and deadlines. He also gave an overview of the applicants who received funds last year.

Open Public Hearing
No comments
Close Public Hearing

ITEM #7: Consideration and approval of plan of proposed easement to be granted to City of Dover by City of Portsmouth to allow access road and water line to French Cross Road Well, Assessor's Map F, Lot 14, zoned R-40, located on French Cross Road.

Jim Richards explained that the easement is for pipes that will be put in across the Portsmouth lines.

Scott Woodman stated that the plan is necessary to have everything in recordable form.

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

Public hearing opened
No comments.
Public hearing closed

Ron Cole made the motion to approve.

Dan Markey seconded.

VOTE U/A

ITEM #8 a. Capital Improvement Program - School

Dr. Daley, School Superintendent, stated that there were eleven items in the first year of CIP. He went through each item and gave reasons why each item was needed.

Dr. Daley invited the Planning Board to join with the City Council on a tour of the schools at 12:00 PM on Saturday.

Lee Martel stated that existing schools should be fixed up before adding rooms.

Marie Walton, Business Administrator, stated that a lot of maintenance has been done on the schools. They have had to prioritize but she feels they have used the money very wisely.

Paul Johnson spoke on how he got his enrollment estimates. He stated that there are six modular classrooms that will be reach their life span soon. He stated that in some classes there are 27 to 28 children.

Debra Cheeney, Elementary School Librarian, had pictures of the various school libraries. The Horne Street School Library is very small in comparison to the others and does not have enough room for a class to enter at one time. She feels that the students at this school should have the same opportunities as the children in the other schools.

Parks Christenbury stated that the school funds are all going into salaries. He stated that people in Ward 2 cannot afford a new school and as Chairman of the Physical Impact Committee, he feels the City should not be bonding any new project. He spoke on the cost of the Tolen Road Landfill.

Bob Hannan stated that he disagrees with Mr. Christenbury's statements.

Earle Goodwin felt that a middle school would be a solution and gave the Chairman a copy of his 1989 Concept. He feels a feasibility study for a middle school should be an item in the CIP.

Catherine Forbes stated that the school needs more space.

Mike McDonnell thanked everyone for their input. He stated that the vote on the CIP will be held at the Planning Board meeting of March 10, 1992.

Mike McDonnell stated there is no vice-chairman of the Board

and would like to hold an election as a New Item.

Jerry Reese nominated Ron Cole for Vice-chairman.
Jim Richards seconded.

Dan Markey made a motion to close nominations.
Jerry Reese seconded.
VOTE U/A

Vote for Ron Cole for Vice-chairman. U/A

Jerry Reese made the motion to adjourn.
Ron Cole seconded.
VOTE U/A

Meeting adjourned at 9:05 PM.