

MEETING MINUTES
DOVER PLANNING BOARD
MAY 28, 1991

MEMBERS PRESENT: Thom Forbes, David Wright, Jim Richards,
Dan Markey, Mike McDonnell, Joe Etelman

MEMBERS ABSENT: Patti Torr, Jim Jalbert, Jim Caliendo,
Kathy Wentworth, Lionel Martel

OTHERS PRESENT: Bill Collins, Bruce Woodruff
Joanna Pritzker - Recording Secretary

Meeting called to order at 7:04 PM.

ITEM #1: Approval of minutes

Mike McDonnell motioned to approve.

Jim Richards seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a
P91-09 minor subdivision of land owned by Daniel Gabriel,
Assessor's Map B, Lot 11, zoned R-40, located on
County Farm Cross Road.

Dan Gabriel represented the application. He stated that he
was also requesting two waivers, the first for the scale
requirement of 1" = 50', and the second a conditional use
permit for driveway access.

David Wright questioned if the land trust purchase was
approved yet?

Mary Ellen Bellhouer - Conservation Commission - stated that
the water rights part of the LCIP grant is waiting for the
final process - Governor & Council.

Dan Markey motioned to accept the application.

Jim Richards seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Mike McDonnell motioned to approve with the following conditions:

1. The conservation easement and water rights easement be recorded within sixty (60) days after the State LCIP closes on the acquisition, and;
2. A conditional use permit be granted.

David Wright seconded.

VOTE U/A

Mike McDonnell motioned to grant the waiver of the scale requirement.

David Wright seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a Conditional Use Permit by Mark & Donna Sears, Assessor's Map L, Lot 10, zoned R-20, located on Nute Road.

p91-20

Mark Sears represented the application.

Mike McDonnell motioned to accept the application.

David Wright seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

David Wright motioned to approve with the following conditions:

1. WSPCC septic approval, and;
2. NH Wetlands approval.

Mike McDonnell seconded.

VOTE U/A

ITEM #4: Consideration of acceptance of an application for a minor subdivision of land owned by Jack Middleton, Assessor's Map 10, Lot 161, zoned RM-10, located on West Concord Street.

p91-21

Jack Middleton represented the application.

Dan Markey motioned to accept.

David Wright seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

David Wright motioned to approve the application and to grant a waiver for the pavement setback.

Joe Etelman seconded.

VOTE U/A

ITEM #5: Public hearing on proposed amendments to the approved site plans of Mast Road Development Consortium. (Dunn's Bridge, The Paddock, Pond View, Sunnybrook Mobile Home Park)

David Choate represented the application.

Dana Lynch - Engineer for the project - stated that the road improvements have been divided up into three segments. Segment A - 1,400' (Route 108/Mast Road to Spruce Lane) will have a pavement width of 24 feet, catchbasins will be installed, curbing, and a sidewalk. Segment B - 400' (from Spruce Lane continuing on Mast Road) will have a pavement width of 24 feet, curbing and a sidewalk. Segment C - the remainder of Mast Road to Back River Road, will have a pavement width of 20 feet, 2 foot shoulders and drainage corrections.

Public hearing opened.

Fred Schofield - 2 Spruce Lane - questioned how far Segment B went.

Richard Talbot - 95 Back River Road - was concerned with the drainage problems that were existing.

Chad Kageleiry - 59 Mast Road - wanted to see as few improvements as necessary. Would like to see the road remain pretty much the same.

Michael Cormier - 38 Mast Road - stated that there is a bad corner on Mast Road that ices up in the winter. Are there any improvements to straighten that or make it less of a

curve?

Public hearing closed.

Bill Collins questioned that if the Board agreed to the concept, how quickly could we have engineered drawings?

David Choate replied 4-6 weeks.

Dana Lynch replied to the questions stating that Segment B was 400 feet, drainage issues will be addressed, the corner that is bad will be reworked, it will not be straightened any, but the steepness can be looked into.

Jim Richards stated that he is in favor of this concept. We wouldn't want to overly impact Mast Road at this time. This protects all parties.

David Wright questioned if anyone had discussed with the School Board bus turnoff? It needs to be worked out.

Mike McDonnell stated that he was concerned with sidewalks, he felt that they were necessary.

Thom Forbes stated that he was not in favor of the 20 foot width. He was also concerned with the grading of Back River Road, what was going to be used for the road pavement, and what will be done exactly with the drainage.

Jim Richards motioned to approve the concept as proposed.

David Wright seconded.

VOTE 4-2 Thom Forbes, Mike McDonnell opposed.

Jim Richards motioned to extend the Letter of Credit with an expiration date of November 1, 1991, and a completion date of October 1, 1991.

David Wright seconded.

VOTE U/A

ITEM #6: Old Business

- (a) Discussion and vote on Alice Moscarillo subdivision located on Oak Street and High Ridge Drive.

Kevin McEneaney represented the application. He stated that after the site walk, it was decided that the configurations of the lots should be changed to allow a single family home, rather than a four-plex, and to have it front on Oak Street.

Jim Richards motioned to accept.

David Wright seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Bill Collins stated that the following conditions should be applied:

1. Owner's signature on the plan;
2. Trees within the City right-of-way shall be removed before building permit issuance;
3. The driveway shall be as close to the easterly lot line as possible;
4. The single family house shall be within the front 1/3 of the building envelope, and;
5. A conditional use permit be granted.

Dan Markey motioned to approve with the above stated conditions.

David Wright seconded.

VOTE U/A

ITEM #7: New Business

ITEM #8: Adjourn

David Wright motioned to adjourn.

Jim Richards seconded.

VOTE U/A

Meeting adjourned at 8:20 PM.