

DOVER PLANNING BOARD
MINUTES OF MEETING
JULY 9, 1991

MEMBERS PRESENT: Lionel Martel, Patty Torr, Joe Etelman, Dan Markey, David Wright, Jim Jalbert, Thom Forbes, Jim Caliendo, Jim Richards

MEMBERS ABSENT: Kathy Chalue, Mike McDonnell

ALSO PRESENT: Bruce Woodruff, Jacqueline Freeman -
Recording Secretary

Meeting called to order at 7:06 PM.

ITEM #1 Approval of minutes

David Wright moved to approve the minutes.

Patty Torr seconded.

VOTE U/A

APPROVED

ITEM #2 Consideration of acceptance of an application for a Conditional Use Permit by Mark and Donna Sears, Assessor's Map L, Lot 10, zoned R-20, located on Nute Road. P91-23

Mark Sears stated that his plan was approved by the Planning Board on May 28, 1991 but since, decided to change the plans and add two more feet to the house which brings it two feet nearer to the river. He stated that he had to go closer to river to keep the 35' setback from the road. He received all his approvals from the NH Wetlands Board and the NH W.S.P.C. and did not need to revise the septic plan as no more rooms were being added. A favorable letter from the Dover Conservation Commission was entered into the record.

Dan Markey made the motion to accept the application.

David Wright seconded.

VOTE U/A

Public hearing opened.

Public hearing closed.

Jim Caliendo moved to approve.

David Wright seconded.

VOTE U/A

APPROVED

ITEM #3 Consideration of acceptance of an application for a minor subdivision of land owned by Louise M. Sweatt, Assessor's Map I, Sheet 2, Lot 6, zoned RM-12, located on 54 Back River Road. P91-24

Arthur Sweat represented his application.

Jim Richards asked about the contours of the lot.

Bruce Woodruff stated that the slope was steep only in one area and there is room for a moderately sized home.

David Wright made the motion to accept the application.

Patty Torr seconded.

VOTE U/A

Public hearing opened.

Public hearing closed.

David Wright made the motion to approve.

Patty Torr and Joe Etelman seconded.

VOTE U/A

APPROVED

ITEM #4 Consideration of acceptance of an application for a minor lot line adjustment of land owned by Philip & Nancy Christie, Assessor's Map 34, Lots 3 & 2A, zoned R-12, located on Sixth Street. P91-25

Kevin McEneaney represented the Christies' application.

James Caliendo moved to accept the application.

Joe Etelman seconded.

VOTE U/A

Public hearing opened

Public hearing closed.

Jim Richards moved to approve.

Lionel Martel abstained from voting.

Jim Jalbert seconded.

VOTE U/A - 1 abstention - (Lionel Martel)

APPROVED

ITEM #5 Consideration of acceptance of an application for a minor subdivision of land owned by Dover Industrial Development Authority, Assessor's Map G, Lot IC, zoned I-1, located on Crosby Road. P91-26

Steve Griffin represented the application. He stated that

there is a lot of wetland on this parcel. It is not a good property for a large user but it is a good place for small users. He stated that the Chairman of D.I.D.A. was present if there were any questions.

David Wright motioned to accept the application.

Patty Torr seconded.

VOTE U/A

Bruce Woodruff stated that the Planning Department recommends, as part of the approval, that there be some kind of covenant specifying that the land on Lot 1C-1 be used only for wetland enhancement, storm water detention, or open space and that only the Planning Board have the authority to amend or rescind the covenant.

Steve Griffin asked what the effect on this property would be if the Wetland Regulations were to change.

Thom Forbes stated that if the Wetlands Regulation change, D.I.D.A. would have the option to come back to the Planning Board.

David Wright was not sure that he should be a voting member and abstained.

Patty Torr moved to accept the application.

Lionel Martel and Jim Jalbert seconded.

VOTE U/A - 1 abstention - (David Wright)

Bruce Woodruff stated that because of the Wetlands, Lot IC-1 is not buildable.

Jim Jalbert stated that he could not see the reasons for covenants.

Open public hearing.

David Wright stated that the wetlands, at this point, cannot be built upon and should be made a condition of approval.

Close public hearing.

Thom Forbes stated that a notation should be added that because of the current Wetlands Regulations this lot is not buildable.

Bruce Woodruff stated that it would be acceptable with the Planning staff.

Joe Etelman motioned to approve.

Jim Caliendo seconded.

VOTE U/A - 1 abstention

APPROVED

ITEM #6 Consideration of acceptance of an application for a site review of land owned by Dover Industrial Development Authority Assessor's Map G, Lot 1C, zoned I-1, located on Crosby Road. P91-26

Steve Griffin represented the application and stated that DIDA would also need a driveway waiver. He stated there will be 8 employees.

Thom Forbes stated that this item was omitted from the public ad in Foster's and would have to be put on the next agenda for public notification. He added that he would hold the public hearing, recess it, and reopen the public hearing at the next meeting.

Public hearing opened.

Thom Forbes recessed the public hearing and asked if there was any discussion on this application.

Thom Forbes commented that the four corners of the larger of the two buildings is right on the lines of the building envelope.

Steve Griffin stated that a surveyor would have to survey the foundation being put in.

Thom Forbes stated that he will recommend that a surveyor set the foundation corners and that an as-built plot plan be submitted to the Building Inspector. He will also recommend that cross-access easements and sewer easements be submitted with the final site plan for recording.

Discussion ensued on the parking spaces in front of the entrances. It was determined that the sidewalk could be moved to the side to eliminate the conflict with the front parking spaces.

ITEM #7 OLD BUSINESS

a.) Request by owner of Long Hill Estates Subdivision for the City to issue Certificates of Occupancy prior to acceptance of the subdivision road. Subdivision owned by Somerset Savings Bank and is located on Assessor's Map A, Lot 39. P86-38

Thom Forbes stated that the City pulled the letter of credit on this subdivision.

Bruce Woodruff questioned who would be responsible/liable regarding winter maintenance if CO issuance was authorized.

Jim Richards stated that the taking of that money has made the City responsible, that the City would plow and salt, and

the road will be ready by winter.

David Wright moved to authorize the issuance of CO's to Longhill Estates as long as the other conditions are met by the developer. These conditions included domestic well specifications, leach field locations, and other conditions specified by the Planning Board in the approval of the subdivision and building permit requisites. The CO's shall not be withheld however, because of the delayed construction of street, curbing, drainage, and other improvements for which the City controls the timing of construction.

Patty Torr and Jim Jalbert seconded.

VOTE 7-1 Jim Caliendo opposed
APPROVED

b. Discussion of construction schedule for proposed elementary school.

Jim Caliendo stated that he voted against the Joint Space Needs Committee report. He said that the City's bond rating has dropped in the last two years. He feels that there is ample room in the schools.

Jim Jalbert stated that the Council is committed to develop in order to meet long-term needs of the City. They try to keep bonding at a certain level.

David Wright stated that projects can be slipped backward or forward. If the school is going to need the space by 1994, then it should be put in now.

Lionel Martel felt that we are planning for 93/94 and the results of the Tolend Landfill is not known. He feels that the schools are in pathetic shape and preventative maintenance should be done. He doesn't think the crisis is as bad as some people are leading everyone to believe. He went on to say that in today's economy and with the Tolend clean-up that care should be taken with this commitment.

Thom Forbes felt the City would benefit by having the school documented in the CIP.

Jim Jalbert stated that he feels the school is a good idea.

Kathy Forbes stated that the need for space is there and Dover will be in trouble in 3 years. There is a need to plan and buy the land now as they expect to need the school in 1994.

David Wright stated that he has a problem with the 50/50 split. He would rather see a 60/40 split between capital budget years 1994 and 1993, respectively.

David Wright made the motion to approve, at \$3.5 million dollars, a split of 60/40 with \$1.3 million in 1993 and \$2.2 million in 1994 and \$200,000 in 1994 for sidewalks and road improvements in the area.

Jim Jalbert seconded.

VOTE 5-3 Etelman, Caliendo, Martel - opposed
APPROVED

Patty Torr made the motion to recommend to get the City Council to move forward with the purchase of land.
Jim Jalbert seconded.

VOTE 5-3 Etelman, Caliendo, Martel - opposed
APPROVED

NEW BUSINESS

Thom Forbes stated that withdrawing from the Strafford Regional Planning Commission is a mistake.

David Wright abstained.

Jim Jalbert does not see the need to belong and stated that Dover has a good Planning staff.

Patty Torr agreed with Jalbert to a point, but felt it would be a mistake to be totally cut out.

Thom Forbes stated that Dover can't live in a vacuum and should be a leader in the area with regard to regional planning.

Jim Caliendo motioned that the Board should recommend to the Council that the funds for the membership dues for the SRPC be reinstated.

Joe Etelman seconded.

VOTE 5-2 Dan Markey and Jim Jalbert - opposed
APPROVED

Jim Jalbert made the motion to adjourn.
David Wright seconded.

Meeting adjourned at 8:30.