

DOVER PLANNING BOARD.
MINUTES OF MEETING
JULY 23, 1991

MEMBERS PRESENT: Thom Forbes, Jim Richards, Lionel Martel,
David Wright, Mike McDonnell, Joe Etelman,
Kathy Chalue, Jim Jalbert, Patti Torr, Dan
Markey, Jim Caliendo

OTHERS PRESENT: Bill Collins, Steve Stancel, Jacqueline
Freeman - Recording Secretary

Meeting called to order at 7:03 PM.

ITEM #1 Approval of Minutes

David Wright made the motion to approve the minutes of July
9, 1991 with an amendment to his motion regarding Longhill
Estates (page 5).

His motion should read with the conditions listed as follows:
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.

Thom Forbes stated that Mike Hoffman resigned and should not
have been listed as absent.

Patti Torr seconded.

VOTE U/A - Mike McDonnell abstained

ITEM #2 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.

Steve Griffin represented this application and stated that
the discussion on this application was held at the last
meeting.

Public Hearing Opened
Public Hearing Closed

David Wright stated he is now a voting member of DIDA and
intended to vote on this item. Based on the City Attorney's
opinion it is not a conflict of interest

Bill Collins stated that he is recommending the approval with the following conditions:

1. A waiver granted to the side yard parking lot setback to allow a common driveway and parking lot.
2. A waiver granted to the extension of Crosby Road past the frontage of the proposed building lots.
3. Cross vehicular and utility easements must be established and recorded at the time of sale of the lots.
4. The size of the water service, which is shown to be 4 inches, shall be sized appropriately as determined by the number of employees.
5. The Planning Board accepts the number of required parking spaces as based on the number of employees.
6. The entry sidewalk shall be parallel to the parking spaces to avoid the building entrance being blocked by a car parked in the first space.

Jim Richards questioned if a 2 inch water line would be sufficient for future use.

Bill Collins said a 2 inch line would accommodate most buildings of this size and wanted to make sure the owners would not be locked into the 4 inch.

David Wright stated that due to the wetlands, only minor expansion would be possible.

David Wright made the motion to approve with the above stated conditions.

Patti Torr and Mike McDonnell seconded.

VOTE U/A - APPROVED WITH CONDITIONS

ITEM #3 Consideration of acceptance of an application for a site review of land owned by Kathleen Males, Assessor's Map M-1, Lot 95D, zoned R-40, located at 122 Dover Neck Road.

Bob Bursin represented the Males application. He stated that this is a three-fold project.

1. The existing ponded seasonal runoffs along Dover Neck Road will be dredged to create a large pond.
2. The existing ramp leading to the dock is to be replaced with a stairway and access platform on the upper end.

3. The southerly bank along a separate seasonal runoff on the northerly property line was created using slash, tree stumps, and sections of small trees. This material is to be removed and properly disposed.

Mr. Bursin explained that he had a letter stating that the Dover Conservation Commission does not have a problem with this application and a letter from Paul Vlasich, City Engineer, stating that the site plan is acceptable to his department.

Jim Caliendo moved to accept the application.
Joe Etelman seconded.

VOTE U/A

Public Hearing Opened
Public Hearing Closed

David Wright made the motion to approve with the condition they receive Wetlands approval before commencing work.

Mike McDonnell seconded.

VOTE U/A - APPROVED - 1 CONDITION

ITEM #4 Consideration of acceptance of an application for a minor lot line adjustment of land owned by Kenmore Real Estate (Applicant, Margaret L. Jalbert) Assessor's Map 4, Lot 19, zoned B-2, located at 513 Central Avenue.

Jim Jalbert stepped down.

Tom Forbes explained that the building would not be meeting the 12 foot rear setback.

Bill Collins stated there were different interpretations to this lot line adjustment. The Planning Department's interpretation changed since the time it was placed on the agenda because the plans have been revised and they now feel it must go to Zoning for a variance. He stated that the application could be tabled and brought back to the Planning Board after it goes to the ZBA.

Discussion followed regarding whether it could be approved with the condition that it receives a variance.

Margaret Jalbert stated that Mr. O'Neil's property is being sold and she will locate her business at that location.

Jim Richards made the motion to accept the application.
Mike McDonnell seconded.

VOTE 6 - 2 Jim Caliendo and Joe Etelman opposed

Jim Caliendo made the motion to table the application.
Motion failed for lack of a second.

Open Public Hearing

Kenneth O'Neil, owner of the building, stated there has been no litigation concerning this application and the owner of Franklin Electroplating. He stated that there doesn't seem to be a problem.

Close Public Hearing.

David Wright made the motion to table this application until the meeting of August 27, 1991.

Jim Caliendo and Jim Richards seconded.

VOTE U/A - TABLED - UNTIL MEETING OF AUGUST 27, 1991

ITEM #5 Old Business

Mast Road Development Consortium - Update and request for time extension.

David Choate represented MRDC. He stated that he was requesting the following:

1. Approval of the proposed improvements to road links A and B on Mast Road so the plans can be put out to bid and construction started as soon as possible.
2. An extension until spring of 1992, which would mean an extension to the letter of credit.

Bill Collins stated he was not aware that they would be asking for final approval of Links A & B, therefore, did not come prepared. He stated that this request needs to be placed before TRC.

David Choate stated that they can be at the next TRC on August 8, 1991, and go from there to the next Planning Board meeting.

Discussion ensued regarding the escrow account and the need to move the money as soon as possible to Federal Savings Bank to safeguard it.

Jim Caliendo made the motion to grant a time extension with the condition that the escrow account be moved immediately.

Joe Etelman seconded.

Jim Richards stated that he has a great deal of difficulty

with this extension.

Dave Wright felt that things were not progressing like they should. He stated that July is not acceptable and April 30 would be more acceptable. He stated he feels the need to keep the heat on.

Dana Lynch discussed what was happening with the project and why they concentrated on links A & B. He stated that Link C has 5000 feet of roadway with many rights-of-way to negotiate.

Bill Collins suggested that this issue be tabled to the August 8, 1991, TRC meeting and then proceed to the August 13, 1991 Planning Board Meeting.

Jim Caliendo withdrew his motion.
Joe Etelman withdrew his second.

David Wright made the motion to table to the Meeting of August 13, 1991, with the conditions the funds be transferred from NH Savings to Federal Savings as soon as possible.

Jim Caliendo seconded.

VOTE U/A - TABLED - 1 CONDITION

ITEM #6 New Business

Jim Caliendo made the motion to adjourn.

Jim Jalbert seconded.

VOTE U/A

Meeting adjourned at 8:15.