

DOVER PLANNING BOARD  
MINUTES OF MEETING  
AUGUST 13, 1991

MEMBERS PRESENT: Lionel Martel, Patti Torr, Mike McDonnell,  
David Wright, Jim Richards, Thom Forbes,  
Jim Caliendo

MEMBERS ABSENT: Jim Jalbert, Kathy Chalue, Joe Etleman, Dan  
Markey

OTHERS PRESENT: Bill Collins, Bruce Woodruff, Jacqueline  
Freeman - Recording Secretary

Meeting called to order at 7:02 PM.

Thom Forbes informed everyone that the ADS concept of land  
owned by Huggins Trust and Will Draper was withdrawn.

Approval of Minutes

David Wright made the motion to approve the minutes of the  
July 23rd meeting with an amendment to his statement  
regarding the DIDA site plan (page 1, last paragraph) that 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, should be added.

Mike McDonnell seconded.

VOTE U/A

ITEM #1 Consideration of acceptance of an application for a  
minor lot line adjustment of land owned by White  
Enterprises, Inc., Assessor's Map A, Lot 52, zoned  
R-40 and Ij-4, located on Longhill Road. P91-30

Steve Griffin represented this application and stated that  
they are splitting the White Enterprises land and the bottom  
half will be added to the DIDA parcel.

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

VOTE U/A

Bill Collins stated that the plan is pretty straight forward  
and recommends approving it as presented.

Public hearing opened.  
No discussion  
Public hearing closed.

Patti Torr made the motion to approve.  
Jim Richards seconded.  
VOTE U/A

ITEM #3 Old Business

a) Request for a one year extension of a site plan approval and discussion of subdivision approval for condominium conveyancing by Sam Tamposi. P88-73

Daniel Callaghan represented Sam Tamposi. He stated that they received subdivision approval in August of 1988 and also received a Special Exception. He stated that they have paid the City of Dover \$30,000 for sewer improvements for the project. He said that in 1989 they received their first extension, in 1990 they received their second extension and because of the economic times they are requesting that the Board grant a third extension and a waiver of any fees in the event they are required to submit a new application to the Board.

Jim Caliendo felt that this issue should be taken up at a workshop to determine a financial charge for extensions.

Mike McDonnell stated that the Planning Board ought to develop a policy for third extensions.

David Wright stated that an extension ought to be granted for 90 days while the Board debates a policy.

Bill Collins suggested it be added to next month's agenda for discussion.

David Wright moved to extend the extension from August 30, 1991 to November 1, 1991 and refer this for discussion at the next meeting and a workshop after that, if necessary, to set a policy.

Mike McDonnell seconded.  
VOTE U/A

b) Request from Mast Road Development Consortium II for a time extension and approval of plans for road links A and B which was tabled from the meeting of July 27, 1991.

David Choate, who serves as manager of the MRDC, stated he was seeking the following:

1. Approval of all proposed improvements to Links A, B and C to allow bids to be solicited and construction to begin as soon as possible.
2. To allow the postponement of the finish coat of paving on Links A, B and C and the Redden Pond drainage improvement

until Spring, 1992. The construction of all other improvements is anticipated to occur this year, but it would be contingent upon the MRDC receiving all easements from abutting landowners, and that no adverse weather is encountered to hamper construction efforts.

3. An extension to the letters of credit for final paving and Redden Pond improvements through July 31, 1992.
4. To agree not to pull the Federal Savings Bank and Shawmut Bank letters of credit on October 1 if the work has commenced on Links A and B and/or Link C prior to that date.

Mr. Choate stated that, hopefully, the letters of credit in ~~NH Savings can be changed to Federal Savings before the bank is seized.~~ He is also asking that letters of credit be extended, not for the full amount, but only what is left at that time.

Discussion ensued regarding the changes that should be made to the document drawn up by the City Attorney and Atty. Donahue entitled AGREEMENT RE SITE PLAN APPROVAL MODIFICATION.

David Wright made the motion to approve the plans for road links A, B and C with the following conditions:

1. The Agreement Re Site Plan Approval Modification document should be modified as follows:
  - Paragraph #1, on page 2, shall be clarified to indicate that plans of the proposed improvements, as opposed to actual construction of the improvements, shall be complete prior to the document taking effect. Furthermore, the language should be clarified to indicate that the drainage plans for Redden Pond will be prepared later.
  - Paragraph #3, on page 2, is to be modified by replacing the word "discussion" with "review and approval" and adding the following sentence: The review and approval process will include a public hearing. Also, Paragraph #3 shall further be modified to add a statement indicating that Pond View and Brown's Farm site plans shall be resubmitted for full site plan review prior to the construction of any units.
2. The following conditions, as expressed by the City Engineer, be observed:
  - Overlay Mast Road to the intersection of Durham Rd.
  - A curb and sewer manhole conflict be resolved at Station 7+50.

- Headwalls or flared end sections are required at the drop manhole.
  - Use reinforced concrete pipe at the Pondview entrance because of lack of cover.
  - The typical roadway cross-section for Station 23+50 to Station 56+00 needs to show the bottom of the swale as being 3 feet from the shoulder with a depth of 1-1/2 feet.
  - A test pit is required during construction over the waterline at Station 33+50. If the resultant cover is less than 4 feet from the proposed roadway surface, the water main shall be lowered.
  - The proposed Cape Cod berm shall be replaced with a sloped granite curbing. Rip-rap is required at the end of the curbing to prevent erosion from the runoff.
  - All drainage, slope and construction easements shall be obtained.
3. No time extension be granted to the letters of credit at this time.

Lionel Martel seconded.

VOTE 4 - 3 OPPOSED - T. Forbes, J. Caliendo, M. McDonnell

Mr. Donahue stated that Dunn's Bridge, Paddock and Sunny Brook has vested rights, unlike Pond View and Brown Farm, who have lost their vested rights.

Thom Forbes felt that a 20' pavement is an unsafe condition. He stated that Redden Pond and the top coat issue will be discussed at a later time.

David Choate stated that he has a Purchase and Sales agreement on 8 units of the 16 at Dunn's Bridge and asked what steps the applicant would need to take.

Bill Collins stated that he would need a written request identifying the number of units and projected traffic impact on Mast Road and its intersections. He said that a TRC meeting would be set up before the next Planning Board meeting of the August 27, 1991.

#### NEW BUSINESS

Mike McDonnell stated that there are three vacancies on the Strafford Regional Planning Commission.

Mike McDonnell nominated Patti Torr for a 2-year term. Seconded by David Wright.

VOTE U/A

David Wright nominated Howard Williams for a 3-year term.  
Seconded by Mike McDonnell.  
VOTE U/A

Thom Forbes asked for an update on the land for the new school.

Steve Griffin stated that there are a couple of options. They are looking at 2 parcels but have no confirmation from the owners if they are interested in selling.

Bill Collins gave an update on the Hannaford Brother's driveway approval with the State.

Thom Forbes made the motion to adjourn.  
David Wright second.

VOTE U/A

Meeting adjourned at 8:34 PM.