

DOVER PLANNING BOARD
MINUTES OF MEETING
AUGUST 27, 1991

MEMBERS PRESENT: Joe Etelman, Lionel Martel, Jim Richards,
Jim Caliendo, Thom Forbes, Jim Jalbert,
Patti Torr

NOT PRESENT: Mike McDonnell, David Wright, Kathy Chalue, Dan
Markey

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

Meeting Called to order at 7:05 PM.

ITEM #1: Approval of Minutes

Thom Forbes stated that MRDC asked to review the minutes of the previous meeting before the Board approved them. He asked if anyone objected if this item was tabled until the next meeting.

Jim Caliendo made the motion to table the acceptance of the minutes.

Jim Richards seconded.

VOTE U/A

TABLED

ITEM #2: Consideration of acceptance of an application for a site review of land owned by Advanced Systems, Assessor's Map E, Lots 33 & 33A, Zoned ETP, located at 171 Watson Road.

Dana Lynch, of Civil Works, spoke on behalf of Advanced Systems. He gave a brief description of the facility. He stated that Advanced Systems came to the Planning Board for Phase III last year but the project was then shelved. Now they want to add Phase III and Phase IV, which would include extending the parking, tying into water service and County sewer line. He stated that the sewer line should be functional by the end of the year. Dana stated if there is a laps in timing of the sewer line, they will need an alternate method. He stated that if there was a delay of no more than 12 months, a holding tank could be installed.

Jim Richards made the motion to accept the application.

Joe Etelman seconded.

VOTE U/A

Public Hearing Opened

No discussion

Public Hearing Closed

Bill Collins stated his only concern, at this time, is the timing of the sewer line, as everything else had been addressed. He added that the County is putting in the sewer line and the County delegation voted to approve the bonding of the sewer line.

Dana Lynch stated that he has all the documentation that the money is there for the sewer. He said that the holding tank would be good for one year.

Thom Forbes stated he is not sure if the Building Inspector can issue a C.O. if there is no septic system in place.

Dana Lynch stated that there is a system that can handle Phase III but can't handle Phase IV. The risk will all be taken by Advanced Systems.

Lionel Martel stated that the gamble is all theirs, not the City's.

Phil Kendricks, Architect, stated that the foundation is in and the walls are going up for Phase III. They would like to get rid of the blasting, which is disruptive, as soon as possible.

Bill Collins stated that if the Planning Board allowed them to go ahead, it would probably ask for documentation that they would give up their vested rights.

Jim Richards made the motion to approve with the following conditions:

1. That design approvals be received for the temporary septic holding tank from NH WSPCC prior to construction of Phase IV.
2. That the City Engineer must receive approval for construction for the holding tank prior to Building Permit sign-off for Phase IV.
3. If any changes are made to the sewer construction plans, the City Engineer shall review them prior to construction.
4. The owner's signature must be added to the site plan.

Lionel Martel seconded.

VOTE U/A

APPROVED - with conditions

ITEM #3: Consideration of acceptance of a request for a waiver of the setback requirement for a driveway by John R. Calarco, located at 34 Cushing Street.

John Calarco stated he has no driveway access. He stated that Mary Norman, an abutter, has been letting him use her driveway access but may be selling her property. He stated that the driveway would be 5 feet from the edge of the property. He does want to pave it and remove the existing curb.

Jim Caliendo made the motion to accept the application.
Lionel Martel and Jim Richards seconded.
VOTE U/A

Open Public Hearing

Mary Norman, of 36-38 Cushing Street, stated that she is not opposed to the waiver but would like to see a condition that a line of some sort be put in to show where their properties start and stop.

Close Public Hearing

Jim Richards viewed the area and stated that the Board should be aware of the heavy traffic. He stated that this driveway permit would be allowing someone to back into a busy thoroughfare. He did add that the site distance was decent enough.

John Calarco stated that he backs in now and fronts out.

Jim Caliendo made the motion to approve with the condition that he define the property line between his parcel and the Mary Norman lot before paving.

Joe Etelman seconded.

VOTE U/A Jim Jalbert - abstained

APPROVED - with one condition

Thom Forbes stated that David Choate would be late and if the Board did not object, Item #4 would be taken up at the end of the meeting.

No one objected.

ITEM #5 OLD BUSINESS

- a. Request from Richard Lannan for time extensions on the following subdivision and site plan approvals: Quail Run, Sullivan Drive, River's Edge II

Richard Lannan of the Cabral Co. stated that these projects have been approved in the past. He is requesting a one year extension. Quail Run and Sullivan Drive would be extended to December 13, 1992 and River's Edge II would be extended to September 12, 1992. He stated the economy as a reason for the need for the extensions. When questioned about the 5 phases of River's Edge II, he stated that all 5 phases would

be extended one year.

Lionel Martel made the motion to grant the time extensions.
Jim Jalbert seconded.

VOTE U/A
APPROVED

ITEM #5 b. Request for site plan amendment form Heritage
Baptist Church, Dover Point Road.

Gary Reimers, pastor of the church, stated that they have located the water line on their property. It is not in the way of their construction and therefore request not to have to re-route it at this time.

Bill Collins stated that this water line affects three abutters. Two of the abutters have provided their own water lines but a third abutter still uses it.

Jim Richards asked if the abutters have been notified. He felt this request needed more study and should be tabled.

Bill Collins stated that the abutters were notified but not by Certified mail.

Gary Reimers stated that the church is not denying anyone access to the water line. When asked by Bill Collins if he would record an easement on his plan, he stated that he would record the easement where the water line now exists.

Jim Richards made the motion to table to the next meeting.
Jim Caliendo seconded.

VOTE U/A
TABLED

Gary Reimers stated that his second request is to keep the natural growth rather than a line of trees as specified on the plan. He stated that the neighbor, Mr. Hooten, prefers the natural vegetation which is 6 to 8 feet high at this time. He stated that they would plant 25 trees to fill in the gaps where the Hootens want them.

Lionel Martel made the motion to amend the site plan on landscaping, not to require the landscaping on the plan, but to put in 25 red pines in the gaps of the natural vegetation in coordination with Mr. & Mrs. Hooten.

Patti Torr seconded.
VOTE U/A
APPROVED

ITEM #6 a. Presentation of Field of Dreams project, Dover
Housing Authority.

Dana Lynch presented a map showing the Little League size

baseball field, 1/8 mile tract and parking lot. He pointed out the areas that would need fill. He stated that Dean Peschel flagged the wetlands and Frank Richardson felt there would be no problems. This project will be done as money is available. He stated that the Dover Police is a driving force behind this project along with the Housing Authority.

ITEM #6 b. Presentation of Regional Traffic Model and other issues by the Strafford Regional Planning Commission.

Paul Smith and Sarah Jennings of Strafford Regional Planning Commission made the presentation.

ITEM #6 c. Discussion of policy for extensions of site plan/subdivision plat approvals.

Thom Forbes stated that he feels a workshop would be best.

Lionel Martel stated that a discussion on letters of credit would be worthwhile.

The following workshops were scheduled:

Tuesday, September 3, 1991 - Master Plan for the 6th Street Industrial Park

Tuesday, September 17, 1991 - Extensions and letters of credit

Patti Torr made the motion to appoint Thom Forbes for a four year term to the Strafford Regional Planning Commission. Jim Caliendo seconded.

VOTE U/A

Jim Caliendo left the meeting.

ITEM #4: Consideration of acceptance of an application to construct 8 additional units at Dunn's Bridge, Durham Road.

David Choate stated that there is a pending Purchase & Sales agreement on the property to build 8 units. The foundations are already in place. These units will have no impact on Mast Road. He also stated that he understood that the landscaping, lighting, seeding and the emergency gate would be conditions of approval. He stated that the owner hopes to build the units and sell them as soon as possible. He also stated that the letters of credit have been transferred to John Turgeon at Federal Savings Bank.

Open Public Hearing
No discussion
Close Public Hearing

Dana Lynch pointed out the different phases on the plan. He stated that Phase I was complete. Phase II is the active phase. Phase III has the capped foundations and has the gate leading to Redden Gardens. He added that the work has ceased on this phase. Phase IV contains the foundations on which the 8 units will be built. Phase V is just a cleared area.

Jim Jalbert made the motion to accept with the following conditions:

1. All of the Certificates of Occupancy be issued for Phase II before CO's are issued for Phase IV.
2. A solid emergency vehicle access be provided between Redden Garden and Dunn's Bridge. If the connection is gated, a locking system must be coordinated with the Fire Department. The connection is to be installed prior to issuance of building permits for the 8 units.
3. The landscaping around the buildings in Phase IV, as specified in a letter from Dana Lynch dated 8-27-91, be arranged in a pattern similar to the landscaping plan approved for Phases I and II.

Jim Richards seconded.

VOTE U/A

APPROVED - with conditions

Jim Jalbert made the motion to adjourn.

Joe Etelman seconded.

VOTE U/A

Meeting adjourned at 9:05 PM.