

DOVER PLANNING BOARD
MINUTES OF MEETING
NOVEMBER 26, 1991

MEMBERS PRESENT: Mike McDonnell, David Wright, Joe Etelman,
Ron Cole, Kathy Chalue, Lee Martel

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

MEMBERS ABSENT: Jim Jalbert, Patti Torr, Dan Markey, Jim
Caliendo, Jim Richards

Meeting called to order at 7:05.

Lionel Martel did not sit on the Board.

ITEM #1 Approval of minutes.

This item will be taken up later in the meeting.

ITEM #2 Consideration of acceptance of an application for a
minor lot line adjustment of land owned by Cochecho
River Cooperative, Assessor's Map M-1, Lot 62, zoned
R-20, located on Middle Road.

Robert Smith stated that the lot line adjustment will allow
them to sell the existing home on it's own lot.

Kathy Chalue made the motion to accept the application.
David Wright seconded.

VOTE U/A

Public Hearing Opened
No Comments
Public Hearing Closed

David Wright made the motion to approve.
Kathy Chalue seconded.

VOTE U/A

ITEM #3 Consideration of acceptance of an application for an
extraction permit on land owned by Mast Road Sand &
Gravel, Assessor's Map I, Lots 47 & 49, zoned R-12,
located on Mast Road.

Kevin McEaney represented the application. He stated it
was known as the Mathis Pit and the McKenna Pit. Mast Road
Sand & Gravel recently purchased the pit. The McKenna pit
got an extraction permit last January. The Mathis pit
received a court decree allowing the use of the pit until
1994. Kevin went thru the operational plan and gave a broad
overview of the reclamation plan. Mast Road Sand & Gravel
has been in existence for 6 years in other areas and has

demonstrated they are responsible owners.

Kathy Chalue made the motion to accept the application.
David Wright seconded.
VOTE U/A

Public Hearing Opened.

Jay Stevens - 33 Spruce Lane, across from the access road,
stated that he is opposed for the following reasons:

1. Hours of operation - he sees no reason for weekend hours.
2. Spruce Lane is narrow and there are no sidewalks.
3. The entrance and exits need to be maintained - dust problem.
4. He feels that the past owners have not met up to the condition of the court order which required them to post a bond. The bond expired last spring and was not renewed, therefore, he feels they are in default.

Mr. Fanaras, 109 Back River Road, stated he is an opposing abutter. He also stated that there is a 30' jog on the tax maps which is not presented on the outline.

Kevin McEneaney stated he would check it out.

Mr. Cormier, 38 Mast Road, stated that the previous owners always left the pit a little worse than it was. He stated that there has been a serious fire caused by stumps. He feels that a \$10,000 bond is not enough.

Mike McDonnell read letters of opposition from the following abutters:

1. Harlan Chadwick (I, 50)
2. Harlan Chadwick, Susan Brown, Nancy Roberge, Phil Chadwick, James Davis (I, 50A)
3. Michael Cormier (I, 48L)
4. Rudolph Fanaras (I, 48B)

Public Hearing Closed.

Joe Etelman made the motion to table this application until the next meeting without putting the gravel pit in further jeopardy of the permit expiring.

David Wright seconded.
VOTE U/A

A site walk of Mast Road Sand and Gravel was scheduled for 11:30 AM on November 27, 1991.

Bill Collins stated he will consult the City Attorney regarding the bond issue.

Lionel Martel joined the Board at this point.

ITEM #4: Pease Development Authority

Bill Collins stated he strongly supports the successful redevelopment of the Pease Air Force Base, however, he has two concerns regarding the proposed zoning ordinance. He feels that should the redevelopment be less than successful, the PDA would become a competitor with area communities for the same industrial and commercial development we are recruiting into our industrial parks. He feels that the airport district, which covers a large portion of the air base, (approximately 2300 acres) is much too large. He feels it is reasonable for the PDA to maintain consolidated authority for development within the airport zone, however, development proposals outside this zone and within the airport district, should be delegated to the respective municipal land use bodies for appropriate action. This, he feels will make the approval process outside the airport zone the same as in surrounding communities.

Mike McDonnell asked for a consensus regarding the Planning Board presenting a statement at the PDA meeting of December 5, 1991. It was determined that Mike McDonnell the Planning Board Chairman would deliver the speech.

VOTE U/A

Old Business

- a. Brox Paving Materials, located on Glen Hill Road, request for a one-year extension of Bituminus plant which expires January 8, 1992.

All three criteria were addressed and met.

David Wright made the motion to grant the second one-year extension.

Kathy Chalue seconded.

VOTE U/A 1 abstention - Lionel Martel

ITEM #1 Approval of Minutes of November 10, 1991.

David Wright made the motion to approve the minutes.

Ron Cole seconded.

VOTE U/A 1 Abstention - Kathy Chalue

Kathy Chalue made the motion to adjourn.

David Wright seconded.

VOTE U/A