

MEETING MINUTES  
DOVER PLANNING BOARD  
APRIL 10, 1990

MEMBERS PRESENT: Harold Preston, Joe Etelman, Jim Caliendo,  
Mike McDonnell, Patti Torr, Jack Middleton,  
Tom Forbes, Pete Bouchard, Jim Jalbert,  
Mike Hoffman, Dan Markey, Kathy Wentworth,  
Lionel Martel, Barry Maddix arrived 7:45

OTHERS PRESENT: Bill Collins, Steve Stancel, Bruce Woodruff  
Joanna Pritzker - Recording Secretary

Meeting called to order at 7:10 PM

ITEM #1: Approval of minutes

Jim Jalbert motioned to approve as amended.

Mike McDonnell seconded.

VOTE 8-1 Jim Caliendo opposed.

ITEM #2: Old Business

(a) Discussion of Strafford Dairy site review

This item was withdrawn.

(b) Discussion of James Frangos site review

Dana Lynch represented the application.

Mike McDonnell questioned what the protocol of the process was of ZBA approval and Planning Board approval. Isn't ZBA approval required first?

Bill Collins stated that there isn't a set rule, but usually the ZBA approval has come first.

Harold Preston stated that there were no signatures on the plan. He also asked how many waivers were being requested, and did we have them in writing?

Bill Collins replied that there were four waivers that were requested.

1. Waiver of the parking setback from 10 feet to 3 feet;
2. Waiver of the side setback from 5 feet to 4 1/2 feet;

3. Waiver of the common drive isle width from 24 feet to 18 feet; and
4. Waiver of the drive isle (travel way) in the front parking area from 22 feet to 21 feet.

Pete Bouchard felt that there were too many waivers. He also wondered if there was permission to widen the drive from the abutting landowner.

Dana Lynch stated that it was a shared driveway, and that they are aware that permission is needed.

Harold Preston stated that he would like to hear from the McConnell's who are the abutters.

Mr. McConnell stated that he was amazed at the number of parking spaces, especially in front. He felt that the back parking area was fine. He wondered what effect it would have on them, and what if they wanted to sell their house as office space.

Bill Collins stated that the number of parking spaces required for each use are in the Zoning Ordinance.

Mr. McConnell stated that he did not want to see parking on the front lawn.

Tom Forbes stated that at the site walk it was asked that if there was enough parking out back and no parking in the front of the building, would the applicant still go with the project, and the answer was no.

James Frangos stated that he felt that for the patients that he does see, that parking in the front is necessary.

Tom Forbes stated that with the proposed use, and that he would be dispensing glasses, in any way was this the same as Pearle Vision Center?

James Frangos replied that Pearle is more of a retail business. People purchasing glasses at his office are patients. There is only 1-2% that are walk-ins.

Harold Preston stated that the application was incomplete because the plan needed signatures from both David Bamford and Mrs. McConnell for it to be a legal application.

Tom Forbes stated that he agreed with Harold, but felt that the Board needed to give Dr. Frangos some type of direction.

The Board took a consensus on the requested waivers:

1. Request to reduce the front setback from 10 feet to

3 feet ( 1 for, 8 against)

2. Reduce side setback from 5 feet to 4 feet ( 7 for, 1 against)
3. Reduce common drive isle form 24 feet to 18 feet ( 4 for, 5 against)
4. Reduce drive isle (travel way) in front parking area from 22 feet to 21 feet ( 5 for, 4 against)

Pete Bouchard wanted to know where they would put snow in the winter? He felt that they would push it into the street, which legally they cannot do.

Bruce Woodruff stated that a P.E. or L.L.S. stamp was required on the plan.

Jim Caliendo motioned to table this item.

Joe Etelman seconded.

VOTE U/A

**(c) Discussion of Adams Estates ADS Subdivision**

Harold Preston stepped down as he is an abutter. Tom Forbes Vice Chairman assumed position. Dan Markey sat in as an alternate.

Brian Holt represented the application. He stated that the phasing of the project was shown on the cover page of the plans. He also stated that the sidewalk has been moved from the northside and placed on the southside. Paul Vlasich had asked that soil testing be done. At this point soil has been taken but the results of the testing have not been completed yet.

Pete Bouchard stated that at the last meeting the Board did not want a site walk. He stated that there would be cutting of trees, and he assumed that everyone knew where those trees were. There is also a problem with an easement for the sewer line, and will there be something in writing regarding the gas line?

Brian Holt stated that they could have a reply from Dectar regarding the gas line.

Patti Torr felt that the Board should reconsider a site walk.

Jim Caliendo stated that he was extremely concerned with the fact that there are no sidewalks on Hawthorne Drive.

Tom Forbes stated that he would like to see something on the Briarwood Sewer Easement.

Brian Holt stated that there would be approximately 1500 - 2000 feet of sewer line in the subdivision that would be deeded to the City by easement.

Al Souther attorney for the applicant stated that the easement would be recorded when the subdivision is completed.

Pete Bouchard stated that the sewer line in the Briarwood Subdivision is completed. There is no easement, so if something happens, nobody can go onto the property.

Al Souther replied that the Briarwood line is not yet accepted.

Pete Bouchard stated that it was a functioning line, when can we expect an easement?

Al Souther replied that the City could have one now.

Bill Collins stated that there needs to be either signalization or sidewalks on Hawthorne/Stark.

Jim Jalbert felt that sidewalks/signalization was not necessary, why didn't the other developments on Stark Avenue have to provide the same?

Bill Collins stated that he estimated a sidewalk on the southside of the existing sidewalk would cost approximately \$9,000, if it was installed on the northside it would cost approximately \$3-4,000.

Pete Bouchard felt that the site needed to be looked at.

Site Review scheduled for April 12, 1990, 5:00 PM

Tom Forbes asked if the overhead powerline situation had been straightened out.

Brian Holt replied yes.

Tom Forbes stated that his only other concern was the easements and phasing with the 6 lots.

Bill Collins stated that the 6 lots would be at a future phase.

Al Souther replied that the project was proposed 2 1/2 years ago. The plans have not changed that much. He stated that he was informed of the 6 lot problem only 2 months ago. He also stated that the 100 foot setback from the existing road could not be done if the road is not accepted.

Bill Collins replied that with the issue of the six lots was not that of the setback but the fact that the lots are on a non-existent street, that is not finished or bonded. The City cannot accept the lots until the road is built or bonded.

As for the time that this project has been in process, we first saw this project in August of 1988 for TRC. A full year passed before the Planning Board saw it again.

Tom Forbes stated that this would go to a site walk and would be voted on in 2 weeks.

(d) Zoning Amendments

Bill Collins stated that the changes in the ordinance were based on last Tuesday's workshop.

Tom Forbes motioned to amend #8 by stating that the 2,000 square foot requirement be applied to all districts except B-2.

Mike McDonnell seconded.

VOTE 7-2 Patti Torr and Jim Jalbert opposed.

Tom Forbes motioned to amend #9 to change the square footage requirement in the RM-6 and RM-8 zones from 2,000 to 1,000 square feet.

Jim Jalbert seconded.

Pete Bouchard wanted to know Steve Stancel's feeling on this amount.

Steve Stancel stated that 1,000 square feet would be adequate in both.

VOTE U/A

Jim Caliendo motioned to approve the zoning changes and recommend to the City Council.

Joe Etelman seconded.

Mike McDonnell motioned to amend #41 to state that the Building Permit Process should state to conform with BOCA.

Patti Torr seconded.

VOTE U/A

VOTE on motion to approve and send to Council U/A

(e) Discussion of Impact Fees

Bob Long representing the Chamber of Commerce presented a proposal to the Planning Board to consider instead of the Fair Share Ordinance.

Jim Caliendo motioned to table until the Chamber of Commerces comments are addressed.

Patti Torr seconded.

VOTE U/A

(f) Request for a time extension by Strafford Appliance

Tom Forbes motioned to grant a one year extension.

Jim Caliendo seconded.

VOTE U/A

ITEM #3: New Business

Harold Preston stated that SRPC needed a new representative from the Planning Board, and that Barry Maddix was interested.

Mike McDonnell motioned to nominate Barry Maddix.

Jim Caliendo seconded.

VOTE U/A

(b) Route 9/155

Patti Torr questioned where 9/155 was at this point?

Jim Jalbert stepped down on this due to a conflict of interest.

Jim McAdams set in.

Bill Collins stated that the appropriation has been completed by the State.

Mike McDonnell motioned to take this item from being tables.

Patti Torr seconded.

VOTE 8-0 Jack Middleton abstained

Tom Forbes motioned to approve the rezoning.

Patti Torr seconded.

VOTE 6-2 Jim Caliendo and Harold Preston opposed. Jack Middleton abstained.

Harold Preston stated after the vote that he was opposed as to the way the subject was handled.

ITEM #4: Adjourn

Tom Forbes motioned to adjourn.

Pete Bouchard seconded.

VOTE U/A

Meeting adjourned at 9:25 PM