

MEETING MINUTES
DOVER PLANNING BOARD
MAY 22, 1990

MEMBERS PRESENT: Harold Preston, Joe Etelman, Tom Forbes,
Jim Caliendo, Mike McDonnell, Patti Torr,
Kathy Wentworth, Lionel Martel, Jack
Middleton, Barry Maddix

MEMBERS ABSENT: Mike Hoffman, Pete Bouchard, Dan Markey

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

Mike McDonnell motioned to approve as amended.

Jack Middleton seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a
minor subdivision of land owned by Antonio
Bastianelli, Assessor's Map E, Lot 74, zoned R-20,
located on Tolend Road Extension.

Antonio Bastianelli represented the application.

Harold Preston asked Mr. Bastianelli if he had applied for
Water Supply and Pollution Control approval of the septic
system.

Mr. Bastianelli replied that he had, and the permit number
was 38310.

Mike McDonnell motioned to accept the application.

Jim Caliendo seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Bruce Woodruff stated that the 50 foot setback from the Conservation District needs to be shown on the plan.

Mike McDonnell motioned to approve with the following conditions:

1. A copy of WSPCC approval be filed at the Planning Department; and,
2. The 50 foot setback from the conservation district be shown on the plan.

Patti Torr seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a site review of land owned by Clifford & Barbara Leighton (Applicant: Gastroenterology, Inc.), Assessor's Map 29, Lot 24, zoned Office, located on Central Avenue.

Mike Lassel represented the application.

Mike McDonnell motioned to accept the application.

Jim Caliendo seconded.

VOTE U/A

Public hearing opened.

Mr. Hindle - Abbott Street - stated that he would like to see that only two doctor's see patients at one time, so that there will not be an overflow of traffic and parking. He was also concerned with the snow removal of the area.

Harold Preston asked Mr. Hindle if he would prefer to have a fence or vegetative barriers between the doctor's office and his property.

Mr. Hindle replied that he would prefer the fence.

Mrs. Hindle stated that she was concerned with the parking. She did not want their driveway to be blocked.

Public hearing closed.

Bill Collins asked if the doctor's would maintain reserved spaces on the hospital's property.

Mike Lassel replied that they would because they are still part of the staff at the hospital.

Bill Collins then stated that the number of spaces provided for the doctor's and staff is sufficient, however, when there is an increase in staff the applicant will need to come back before the Planning Board to ensure that there will be enough parking.

Mike Lassel replied that there will only be two doctor's seeing patients at one time. However, there will be four doctor's meeting at the office on occasion. He also agreed that the doctor's would reappear before the Planning Board before more than two (2) doctor's began seeing patients.

Tom Forbes asked if the parking requirement could be recalculated at all?

Bill Collins stated that it was based on square footage or the number of personnel, whichever is greater, and it still comes out to 14 spaces, and they have provided 15.

Patti Torr asked about TRC comments.

Bill Collins stated that there were two comments from Engineering:

1. Move the sidewalk on Abbott Street closer to the property line and leave a grass strip between the walk and curb; and,
2. For the drain manhole, specify a 30" cone opening instead of 24".

Bruce Woodruff stated that the applicant was also seeking a waiver of the road cut requirement, and that there be a third condition which should state:

3. The call-out for the fence be 6 feet instead of 4.

Tom Forbes stated that the drainage on this property will run to Mount Vernon Street. Will there be a letter of credit or a performance bond?

Bill Collins stated that the work would have to be complete before a Certificate of Occupancy is issued.

Tom Forbes replied that no bond would be required?

Bill Collins stated that Public Works requires a bond based on per square foot.

Tom Forbes asked about the widening of Central Avenue, would it affect this property?

Bill Collins stated that he looked at the concept, and that there would be no property taking with this parcel.

Tom Forbes motioned to grant a waiver of the curb cut from 24' to 22'.

Patti Torr seconded.

VOTE U/A

Tom Forbes motioned to approve the application with the following conditions:

1. Move the sidewalk on Abbott Street closer to the property line and leave a grass strip between the walk and curb;
2. For the drain manhole, specify a 30" cone opening instead of 24"; and,
3. The call-out for the fence be 6 feet instead of 4.

Jack Middleton seconded.

VOTE U/A

ITEM #4: Public hearing on the request for a rezoning of land located on Tax Map 28, Lot 37, from R-12 to Office.

Dick Gsottschneider represented the application for Spinelli Corporation.

Mike McDonnell stated that this was already abutting an office zone, correct?

Dick Gsottschneider stated that it was, and the zoning boundary would have to be moved.

Public hearing opened.

No comment.

Public hearing closed.

Tom Forbes felt that more than one parcel in that area needed to be rezoned to Office.

Mike McDonnell motioned to approve the rezoning request and send to the City Council.

Patti Torr seconded.

VOTE 5-2 Jim Caliendo, Joe Etelman opposed. They were opposed as to the way this item was brought up for consideration.

Tom Forbes motioned to post a public hearing on Map 28, Lot 1 for rezoning from R-12 to Office.

Patti Torr seconded.

VOTE U/A

ITEM #5: Old Business

There was no old business.

ITEM #6: New Business

~~(a) Mary Hallett - University of New Hampshire~~

She presented a survey to the Board to fill out.

(b) Update of proposed Exit 8A.

Bill Collins stated that this proposal has been discussed with D.O.T. for two years now, and there still isn't any progress. He stated that he would be meeting with D.O.T. next week to discuss this further.

(c) TDR Ordinance.

Discussion ensued regarding this proposed ordinance, and will be brought up under Old Business at the next meeting.

(d) Sixth Street Infrastructure Plan

The Board discussed the plan for the Sixth Street sewer.

ITEM #7: Adjourn

Mike McDonnell motioned to adjourn.

Jim Caliendo seconded.

VOTE U/A

Meeting adjourned at 10:00 PM.