

MEETING MINUTES  
DOVER PLANNING BOARD  
JUNE 12, 1990

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

MEMBERS ABSENT: Jim Jalbert, Mike Hoffman, Dan Markey

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

Meeting called to order at 7:05 PM

ITEM #1: Approval of minutes

Mike McDonnell motioned to approve as amended.

Tom Forbes seconded

VOTE U/A Pete Bouchard abstained.

ITEM #2: Consideration of acceptance of an application for a  
minor lot line adjustment of land owned by Leslie  
McAllister, Assessor's Map 33, Lot 90, zoned R-12,  
located on Brookline Avenue.

Chris Wyskiel represented the application. He stated that  
there was a paper street involved with this lot line  
adjustment on either side of the applicant's property.

Mike McDonnell motioned to accept the application.

Jim Caliendo seconded.

VOTE U/A

Public hearing opened.

Cecelia Letourneau - 5 Brookline Avenue - questioned why this  
was subdivided and that she was not notified. She also  
stated that she has been maintaining the paper street for 36  
years, and felt that it was her property. She also had asked  
the City if she could purchase this property about 6 years  
ago, and they had told her not to bother. She also stated  
that the property located at 9 Brookline is under  
foreclosure.

Chris Wyskiel replied that the plan is not a subdivision of  
land it is a lot line adjustment. Lot 90 is a legal non-

conforming lot which is grandfathered. He also stated that a person could not purchase the whole paper street, the rights to the property have never been determined, by NH Law each property owner owns to the center line of the paper street (20 feet each), also that the bank has postponed its foreclosure proceedings.

Cecilia Letourneau asked if the bank does foreclose on the property won't they take all of lot 89?

Harold Preston replied that the Planning Board has no jurisdiction over that.

Public hearing closed.

Harold Preston stated that the land is steep, and questioned if there was enough land outside of the conservation district to build?

Bill Collins stated that you can't build on 20%+ slopes. The existing lot 90 is not a buildable lot, by the lot line adjustment, the land will be suitable for building.

Chris Wyskiel replied that the development would be closer to Brookline Avenue.

Harold Preston asked if the streets were ever sold to anyone?

Chris Wyskiel replied that they were never sold.

Tom Forbes asked if there was a clear title to this land.

Chris Wyskiel stated that the property is obtainable only by conveyance.

Jim Caliendo asked when this lot line is complete will 89B when combined with 90 be a buildable lot?

Bill Collins stated yes.

Pete Bouchard asked for a recommendation from Bill Collins.

Bill Collins stated that this should be approved. The City has never owned the right-of-way, and after 20 years it is divided down the middle with each abutting owner taking possession of half.

Tom Forbes motioned to approve.

Jim Caliendo seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a minor subdivision of land owned by Dorothy Cotton, Assessor's Map A, Lot 23, zoned R-40, located on Blackwater Road.

Russel Brown represented the application.

Jim Caliendo motioned to accept the application.

Mike McDonnell seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Tom Forbes motioned to approve.

Jack Middleton seconded.

VOTE U/A

ITEM #4: Old Business

(a) Final approval of County Farm Road Association site plan located on County Farm Road and Sixth Street

Dan Gabriel represented the application. He stated that they were seeking final approval and two waivers. One for relief of the one year approval, and relief from the 100 foot setback.

Bruce Woodruff stated that there should be three conditions with this approval:

1. A tri-party agreement regarding the sewer line;
2. A letter of credit for erosion control for each phase; and
3. "As-builts" be submitted after completion of each phase.

Tom Forbes asked if the landscaping of 6th and County Farm Road would be part of phase I, and when would the widening of County Farm Road take place.

Bill Collins stated that the widening would not take place at this time.

John Rummler stated that this project would be built in six phases.

Tom Forbes motioned to waive the requirement of the one year approval allowing two (2) years instead.

Patti Torr seconded.

VOTE U/A

Tom Forbes motioned to waive the 100 foot setback for the new addition between the barn and the house.

Patti Torr seconded.

VOTE U/A

Tom Forbes motioned to approve the plan which received preliminary approval and the additional site plan with the following conditions:

1. A tri-party agreement for the sewer line;
2. A letter of credit for erosion control for each phase; and
3. "As-builts" be submitted after completion for each phase.

Patti Torr seconded.

VOTE U/A

**(b) Discussion of the TDR Ordinance**

Tom Forbes stated that there should be some changes to this ordinance before it is sent to public hearing. He felt that "development rights" needs to be defined, how will the sending areas be assessed, where did the 10% figure come from, and some wording changes.

After discussion the Board agreed that there needs to be some clarification.

This item will be brought up under Old Business at the next meeting.

**(c) Discussion of Pease Redevelopment**

Bruce Woodruff informed the Board as to where the redevelopment process of Pease is at this point.

ITEM #6: Adjourn

Jim Caliendo motioned to adjourn

Joe Etelman seconded.

VOTE U/A

Meeting adjourned at 9:45 PM