

MEETING MINUTES  
DOVER PLANNING BOARD  
JUNE 26, 1990

MEMBERS PRESENT: Harold Preston, Tom Forbes, Jim Caliendo,  
Kathy Wentworth, Jack Middleton, Jim  
Jalbert, Mike McDonnell, Mike Hoffman,  
Patti Torr, Pete Bouchard

MEMBERS ABSENT: Joe Etelman, Barry Maddix, Lionel Martel,  
Dan Markey

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

Meeting called to order at 7:08 PM

ITEM #1: Approval of Minutes

Mike McDonnell motioned to approve.

Patti Torr seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a  
site review of land owned by Edward George  
(Applicant: Charlie George) Assessor's Map 3, Lots  
23, 24, 25, 40 & 41, zoned B-2, located on School  
Street

Steve Morrison represented the application.

Patti Torr motioned to accept the application.

Mike McDonnell seconded.

VOTE 8-1 Jim Caliendo opposed.

Public hearing opened.

No comment.

Public hearing closed.

Jim Caliendo stated that he was concerned with the curb cut  
being next to another curb cut, he felt that it poses a  
traffic problem and a parking problem.

Jim Jalbert stated that Main Street is one way, and the  
proposed entrance is one way, he felt that it did not pose a

problem.

Jim Caliendo asked about the park that is there.

Bill Collins replied that there is a development fund with \$13,000 appropriated through a CDBG Block Grant for the pedestrian park. More funding will be needed to complete the park, however it will be done through another CDBG Block Grant.

Tom Forbes questioned if the garage would be for employee parking.

Steve Morrison replied that it would be used by the business.

Pete Bouchard asked if there was an easement to cross the municipal parking lot.

Charlie George replied that there was a resolution in 1988, and that there was an easement in his deed.

Bill Collins stated that the City Clerk was looking for the resolution, but had not located it yet.

Tom Forbes asked how they would get into the parking lot from the garage?

Bill Collins stated that they wouldn't be able to unless they drove into the City parking lot.

Bill Collins stated that the applicant was seeking three waivers:

1. A waiver from the parking paving requirement where less than seven (7) feet is proposed;
2. A waiver of the parking isle width where 22 feet is required and 16 feet is proposed; and
3. A waiver of the application fee.

Bill Collins further stated that the application came before the Planning Board as a Change of Use over two years ago. The fee was paid then (\$.20 per square foot) and then the application was denied. He recommended that the fee be paid.

Tom Forbes motioned to grant the waiver of the parking requirement.

Jack Middleton seconded.

VOTE 8-1 Jim Caliendo opposed.

Tom Forbes motioned to grant the waiver of the parking isle width.

Jack Middleton seconded.

VOTE 8-1 Jim Caliendo opposed.

Tom Forbes motioned to grant a waiver of the application fee (\$457.00).

Mike Hoffman seconded.

VOTE 2-7 Waiver denied

Bill Collins reviewed all of the TRC Comments and stated that they had all been met.

Jim Caliendo asked about number three of the TRC Comments which referred to the sidewalk of Immigrants Park.

Bill Collins replied that the City will be rebuilding the sidewalk on School Street, and that it will be in brick.

Tom Forbes motioned to approve with the following condition:

1. That the deed reference to cross easements be noted on the plan.

Jack Middleton seconded.

VOTE 8-1 Jim Caliendo opposed.

ITEM #3: Consideration of acceptance of an application for a site review of land owned by McIntosh College, Assessor's Map 13, Lot 23, zoned R-12, located on Cataract Avenue.

Jeff Nawrocki represented the application.

Pete Bouchard asked if this application met the parking requirements.

Bill Collins stated that there is no standard for student housing.

Jim Jalbert asked what the capacity would be.

Bob DeColfmacker stated it would be about 200 students during the day.

Tom Forbes motioned to accept the application.

Jim Jalbert seconded.

VOTE U/A

Public hearing opened.

Gordon Quimby - 27 Rutland Street - was concerned with the following:

1. Would there be any supervision with the student residents on campus;
2. The impact on public recreation facilities in the neighborhood;
3. Traffic both to and from the school; and
4. Further expansion regarding potential off-site housing.

Jack Mettee - 56 Rutland Street - stated that he had the same concerns as Mr. Quimby, and also stated that with the current zoning requirements, this school is not a permitted use within this zone. However, with the proposed amendments to the Zoning Ordinance, it will be a permitted use. What if that amendment is not approved?

Public hearing closed.

Jim Jalbert asked if any recreation facilities would be provided at the school.

Bob DeColfmacker responded to the questions stating that the school is planning on having Resident Assistants (RA's) on campus, he also stated that the school has the authority to build a gymnasium, but he has signed an agreement with The Works. He also felt that with students living on campus, the traffic problems would be reduced.

Tom Forbes stated that he was concerned about the lighting around the dorms. He felt that it needed to be well lit.

Mike McDonnell was concerned with the traffic and the comments that were made during the public hearing. He asked if the City was now counting traffic on Rutland Street?

Bill Collins replied that the Strafford Regional Planning Commission was counting a few streets down.

Mike McDonnell stated that he would like to see a traffic impact analysis.

Pete Bouchard stated that when the light at Stark Avenue is installed that the traffic would be lighter.

Mike Hoffman asked if the Fire Department has approved the

gravel fire lane. He also asked if the RA's were going to be students?

Bob DeColfmacker replied that the Fire Department has approved the fire lane, and that the RA's would be adults.

SITE WALK scheduled for July 2, 1990, 5:00 PM

ITEM #4: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Briarwood Realty Trust, Assessor's Map K, Lots 14 & 39, zoned R-40, located on Hubbard Road.

Brian Holt represented the application.

Tom Forbes motioned to accept the application.

Jim Jalbert seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Tom Forbes motioned to approve.

Jim Jalbert seconded.

VOTE U/A

ITEM #5: Consideration of acceptance of an application for a major subdivision of land owned by Peter Widmark, Assessor's Map K, Lots 49 & 18, zoned R-40, located on Hubbard Road.

Harold Preston stepped down on this application, he is an abutter. Kathy Wentworth voted in his place. Tom Forbes chaired.

Brian Holt represented the application.

Patti Torr motioned to accept the application.

Jim Jalbert seconded.

VOTE U/A

Public hearing opened.

David Paolini - Briarwood Realty Trust - was against this subdivision. He's concerned with the liability that will be

put on him since Hubbard Road has just been bonded and has not been accepted by the City. Also who would be responsible for trash pick up, snow removal, lighting, etc.

Kerry Forbes - Longhill Road - stated that this subdivision was like any other in Dover. There's a paper street which is traveled over until it is accepted by the City.

Robert Paolini stated that he felt the lots did not have legal frontage.

Bill Collins stated that he was under the impression that the wording of #3 in the approval of the subdivision was acceptable. He stated that he would request a written, formal opinion from the City Attorney.

Rick Widmark stated that he had the same problem with Briarwood Road being bonded but not accepted.

Richard Lothrop - corner of Briarwood and Hubbard - stated that he would like to have some City services. At this point he has to take his garbage to the beginning of the subdivision for pick-up.

Public hearing closed.

Jim Jalbert questioned what was done with prior developments with regard to this.

Bill Collins stated that once a subdivision is approved and the road is bonded, state law prohibits the City from denying a building permit. He further stated that a certificate of occupancy cannot be issued until the road is finished.

Tom Forbes asked why the original subdivision had not been brought in to be signed yet.

Brian Holt replied that the reason it hadn't was that they wanted to record everything together.

Tom Forbes asked when the Paolini's felt that the road would be completed.

Robert Paolini stated that they would like to do the same as before with the one year extension.

Jim Caliendo motioned to table this item until a written legal opinion is received from the City Attorney.

Kathy Wentworth seconded.

Brian Holt stated that they were told to come back with this subdivision when the road was bonded or accepted.

VOTE 5-3 Jim Jalbert, Tom Forbes and Patti Torr against

ITEM #6 New Business

(a) Request for a time extension by Samuel Tamposi

Dan Callaghan represented the request.

Bill Collins recommended this extension be granted. He also stated that at some point the Board needs to consider how many time extensions they would grant on projects.

Pete Bouchard stated that he had no objection to this extension, but people have been dumping things there and he would like to see the area cleaned up.

Jim Caliendo motioned to grant a one year extension from August 30, 1990 to August 30, 1991 with the condition that the area be cleaned up.

Jack Middleton seconded.

VOTE U/A Patti Torr abstained.

(B) Request for a time extension by Heritage Baptist Church

Jim Jalbert stepped down on this application.

Gary Reimers represented the application.

Pete Bouchard felt that the church needed to restore the lot on Dover Point Road.

Patti Torr motioned to table this extension until the City's Soil Inspector examines the lot.

Tom Forbes seconded.

VOTE U/A

ITEM #7 Old Business

(a) Authorize Public Hearing for Tamposi Rezoning

Bill Collins stated that the City was going to include the B-1 zoning district with this rezoning.

The Board requested a map showing the properties for the next meeting.

Jim Jalbert motioned to authorize a public hearing

Jack Middleton seconded.

VOTE U/A

(b) Authorize public hearing of TDR Ordinance

Jim Caliendo motioned to authorize a public hearing.  
(Version A)

Mike McDonnell seconded.

VOTE U/A

ITEM #8: Adjourn

Jim Caliendo motioned to adjourn.

Mike Hoffman seconded.

VOTE U/A

Meeting adjourned 10:10 PM