

**MEETING MINUTES  
DOVER PLANNING BOARD  
SEPTEMBER 11, 1990**

**MEMBERS PRESENT:** Harold Preston, Joe Etelman, Dave Wright,  
Kathy Wentworth, Dave Bibber, Tom Forbes,  
Patti Torr, Jim Caliendo, Mike Hoffman,  
Mike McDonnell, Jim Jalbert

**MEMBERS ABSENT:** Lionel Martel, Dan Markey

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

Meeting called to order at 7:03 PM

**ITEM #1: Approval of minutes**

Tom Forbes stated that on Page 3, his statement regarding the Dover Point Rezoning should read...He felt that it was too large, and that marina's should not be allowed as a use in any zone except by Special Exception.

Jim Caliendo stated that prior to the vote on the rezoning, Malcolm McNeill had withdrawn the petition for rezoning.

Tom Forbes motioned to approve as amended.

Jim Jalbert seconded.

VOTE U/A Patti Torr and David Wright abstained.

**ITEM #2: Consideration of acceptance of an application for a boat dock on land owned by Rohe Pennington, Assessor's Map N, Lot 14F, zoned RM-12, located on Fairway Drive.**

Rohe Pennington represented the application.

Jim Jalbert motioned to accept the application.

David Wright seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Jim Caliendo motioned to approve.

Mike McDonnell seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a site review of land owned by Advanced Systems, Assessor's Map E, Lots 33 and 33A, zoned ETP, located on Watson Road.

Dana Lynch represented the application.

Dave Bibber questioned if this is planning on being hooked into the City water system?

Dana Lynch replied that a contribution of \$10,000 has been given toward the expansion of the city water. Once this has been completed the applicant is planning on tying in. The building is sprinklered.

Jim Caliendo motioned to accept the application.

Patti Torr seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

David Wright motioned to approve.

Dave Bibber seconded.

Tom Forbes questioned if this parcel would be tying into the City sewer.

Dana Lynch replied that there is no real sewer out there. At this point the septic system is sufficient, however, if there is more expansion, the system will need to be upgraded.

Jim Jalbert asked if future development would allow sewer to the site?

Bill Collins stated that sewer from Indian Brook is being looked at.

Mike McDonnell questioned what the City's control with regard to the sewer would be with the need for space and additions.

Bill Collins stated that the sewer system is regulated by the State and State regulations.

Tom Forbes asked if all TRC Comments had been addressed.

Bill Collins stated yes.

Tom Forbes asked about the memorandum from the City Engineer with regard to the septic system and the second floor.

Bill Collins stated that it was a typo.

VOTE U/A

ITEM #4: Consideration of acceptance of an application for a major subdivision of land owned by CLD Investments (Applicant: Bruce Klink), Assessor's Map J, Lots 4, 6, 8A, 9, 9A, 10 and 20, zoned R-40, located on Garrison Road, Tuttle and Spruce Lanes.

Bruce Klink represented the application.

David Wright motioned to accept the application.

Tom Forbes seconded.

VOTE U/A

Public hearing opened.

Jean Hills asked if there would be any restrictions on this subdivision with regard to Garrison Road being a scenic road. Also what restrictions would be placed on City Services?

Bill Collins replied that the developer cannot do anything to the road without City approvals. City services will remain as they are.

Anthony Tsoukalas asked if the houses would be single family detached or attached.

Harold Preston stated that at this time only one house could go on one lot. (7 houses for 7 lots)

Public hearing closed.

Tom Forbes stated that the lots are on an unpassable scenic road.

Bill Collins stated that Lot 1 is to be sold to LCIP; Lot 2 fronts on Garrison Road; Lot 3 fronts on Garrison Road; Lot 4 is accessible off of Spruce Lane Extension; Lot 5 fronts beyond Spruce Lane Extension and the developer is proposing a dedicated R.O.W.; Lot 6 will be the parking area; and, Lot 7 is to be deeded to the City.

Tom Forbes questioned if there should be a condition stating

that any improvements should be paid by the developer?

Bill Collins replied that the condition should be that there be no additional services other than what is provided today.

David Wright motioned to approve with the following condition

1. That there will be no additional City services other than what is provided today

He also motioned to grant a waiver of the scale requirement to allow 1" to equal 250 feet where 1" equals 100 feet is required.

Jim Jalbert seconded.

VOTE U/A

**ITEM #5: Consideration of acceptance of an application for a site review of land owned by Forum Development, Assessor's Map 15, Lot 66, zoned I-1, located on Rutland Street.**

Malcolm McNeill represented the application.

Jim Caliendo motioned to accept the application.

Patti Torr seconded.

VOTE U/A

Public hearing opened.

Howard Williams felt that this application was premature. He also stated that a Bingo Hall was not a proper use for this area.

Mary Lewis - felt that Bingo was not "public recreation" she also stated that the increase in people (approx 600) was a low figure. She also felt that there would be too much of an increase in traffic.

Betty LaPointe - stated that the land used to be a swamp and that it has been filled in. She felt that Bingo did not fit into the category of "public recreation" when it is not available to everyone, since there is an age requirement.

Delbert Belyea - stated that he lived across from the property, and was concerned with the fumes and noise from the buses.

Betty LaPointe - stated that there was a petition that was signed and presented to the Council from the neighborhood and that they are against this proposal.

Jack Mettee - asked if the City's traffic study took into consideration the impact of both McIntosh College and the proposed Bingo Hall.

Bill Collins stated that the study was based on actual counts but McIntosh had not been included.

Malcolm McNeill stated that public recreation has been permitted since 1979. Parking will be available. Frank Richardson of the NH Wetlands Board has reviewed the parcel and has no problem with the project, also Dean Peschel and the Conservation Commission.

Mary Lewis stated that she is not only opposed to the Bingo Hall, but that it will be running 7 days a week, and that we only have a part-time fire station on the southside of town.

Malcolm McNeill stated that sprinklers will be required.

Public hearing closed.

**Site Walk - Wednesday, September 12, 1990, 5:00 PM**

Tom Forbes asked why the traffic study that was completed by the Planning Department was not compensated by the developer?

Mike McDonnell stated that he was concerned with the fill up of traffic at rush hour. What was the Level of Service at Rutland and Silver Streets?

Bill Collins stated that it was not analyzed.

**ITEM #6: Public hearing on proposed amendment to the site review and subdivision regulations to allow a thirty (30) day time limit for plan certification.**

Public hearing opened.

No comment.

Public hearing closed.

Dave Wright motioned to approve.

Jim Jalbert seconded.

VOTE U/A

**ITEM #8: Discussion of Capital Improvements Program**

This will be discussed at a workshop on September 18, 1990.

ITEM #9: Adjourn

Tom Forbes motioned to adjourn.

Dave Bibber seconded.

VOTE U/A

Meeting adjourned at 9:25 PM