

MEETING MINUTES
DOVER PLANNING BOARD
NOVEMBER 27, 1990

MEMBERS PRESENT: Harold Preston, Tom Forbes, Joe Etelman,
Kathy Wentworth, Dan Markey, Patti Torr,
Jim Jalbert, Lionel Martel, Mike Hoffman,
Mike McDonnell, Jim Caliendo, Jim Richards
arrived 7:15, David Wright arrived 7:15.

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

Tom Forbes motioned to approve.

Jim Jalbert seconded.

VOTE U/A Jim Caliendo and Mike McDonnell abstained.

ITEM #2: Consideration of acceptance of an application for a
minor subdivision of land owned by Dorothy Cotton
(Applicant: City of Dover), Assessor's Map A, Lot
29A, zoned R-40, located on Blackwater Road.

Bill Collins stated that this subdivision is intended for a
new City well which is located on the Cotton property.

Jim Jalbert motioned to accept the application.

Tom Forbes seconded.

VOTE U/A

Public hearing opened.

Elbert Wheat - stated that there is a 20' R.O.W. on the
boundary of his property, gravel has been brought in on the
R.O.W. some of which has been put on his property.

Pete Bouchard - stated that he was involved in the option on
the property before he retired from the City. The City was
given permission from the Cottons to cross over on the R.O.W.
if there has been any damage the City will repair it.

Public hearing closed.

Mike McDonnell questioned if there would be a problem using

the R.O.W.?

Bill Collins stated that a legal opinion would be needed for the R.O.W.

Jim Caliendo questioned if the road could be moved onto Roger Boisses land?

Bill Collins stated that Mr. Boisse did not want it on his land.

Jim Jalbert stated that the R.O.W. is not an issue here, it is a legal issue.

Tom Forbes motioned to approve.

Kathy Wentworth seconded.

VOTE 7-1 Jim Caliendo opposed, Jim Richards abstained.

ITEM #3: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Wayne & Deidre Estes (Applicant: Paul & Penny Seaver), Assessor's Map H, Lot 6-4, zoned R-20, located on Durham Road.

Jim Jalbert abstained from participation on this item.

Paul Seaver represented the application.

Mike McDonnell motioned to accept the application.

Jim Caliendo seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Mike McDonnell motioned to approve.

Patti Torr seconded.

VOTE U/A

ITEM #4: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Scott & Lisa Leighton (Applicants: Paul & Patricia Nahin and Eugene & Ellen Paltrineri), Assessor's Map I, Lots 99, 99X and 81Y, zoned R-40, located on Tanglewood Drive.

Paul Nahin represented the application.

David Wright motioned to accept the application.

Jim Jalbert seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Jim Caliendo motioned to approve with the condition that all of the property owners involved sign the plan.

David Wright seconded.

VOTE U/A

ITEM #5: Public hearing on the proposed rezoning of Assessor's Map N, Lots 12B, 14, 14A, 14B, 14C, 14D, 14E, 14F, 14G, 14H, 14I, 14J, 14K, 22, 23, 24 and a portion of 15, from RM-12, Low Density Multi-Residential to R-40, Rural Residential.

Jim Jalbert abstained from participation on this item.

Public hearing opened.

No comment.

Public hearing closed.

This will be brought up under Old Business on December 11, 1990.

ITEM #6A: Public hearing and consideration of a request for an extraction permit by Brox Paving Materials, Inc., Assessor's Map C, Lots 12A and 13, located on Glen Hill Road.

Public hearing opened.

No comment.

Public hearing closed.

Jim Caliendo motioned to approve with the following conditions:

1. Future applications shall include 18 copies of excavation and reclamation plans drawn to scale of

no less than one hundred feet and conforming to all provisions as outlined in Article VIII, entitled Extraction Industries, Chapter 170, Zoning, and;

2. No offsite materials, fuels, lubricants, or other toxic or polluting materials shall be stored onsite without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Department.

Joe Etelman seconded.

VOTE U/A

ITEM #6B: Public hearing and consideration of a request for an extraction permit by Dowaliby Trucking, Assessor's Map H, Lot 56, located on Bellamy and Mast Road.

Public hearing opened.

Howard Williams - stated that there were traffic problems on Bellamy Road and questioned if the two pits who are on Bellamy Road could enter and exit on Mast Road.

Harold Preston replied that they currently do enter and exit on Mast Road. Mr. Dowaliby lives off of Bellamy Road and that is the only reason his trucks are on Bellamy Road.

Public hearing closed.

Dave Wright motioned to approve with the following conditions:

1. Future applications shall include 18 copies of excavation and reclamation plans drawn to a scale of no less than one inch equals one hundred feet and conforming to all provisions as outlined in Article VIII, entitled Extraction Industries, Chapter 170, Zoning,
2. No offsite materials, fuels, lubricants, or other toxic or polluting materials shall be stored onsite without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board,
3. The applicant must obtain permission to pass over City property, and;
4. Proof of continuance of the existing Surety Bond which expires on April 30, 1991.

Patti Torr seconded.

VOTE U/A

ITEM #6C: Public hearing and consideration of a request for an extraction permit by Mast Road Sand & Gravel, Assessor's Map H, Lots 53 & 54, located on Mast Road.

Public hearing opened.

No comment.

Public hearing closed.

Jim Caliendo motioned to approve with the following conditions:

1. Future applications shall include 18 copies of excavation and reclamation plans drawn to a scale of no less than one inch equals one hundred feet and conforming to all provisions as outlined in Article VIII, entitled Extraction Industries, Chapter 170, Zoning, and;
2. No offsite materials, fuels, lubricants, or other toxic or polluting materials shall be stored onsite without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.

Mike McDonnell seconded.

VOTE U/A

ITEM #6D: Public hearing and consideration of a request for an extraction permit by Dover Sand & Gravel, Assessor's Map I, Lots 47 & 49, located on Mast Road.

Public hearing opened.

No comment.

Public hearing closed.

Jim Caliendo motioned to approve with the following conditions:

1. Future applications shall include 18 copies of excavation and reclamation plans drawn to scale of no less than one inch equals one hundred feet and conforming to all provisions as outlined in Article VIII, entitled Extraction Industries, Chapter 170, Zoning,

2. No offsite materials, fuels, lubricants, or other toxic or polluting materials shall be stored onsite without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board,
3. Hours of operation shall be between 7:00 AM - 5:00 PM Monday - Friday, and from 8:00 - 1:00 PM on Saturday, and;
4. Proof of continuance of the existing Surety Bond which expires on March 1, 1990.

Joe Etelman seconded.

VOTE U/A

ITEM #7: Old Business

- (a) Request for time extensions on subdivision approvals for Quail Run on Sixth Street and Sullivan Drive off of Old Rochester Road by the Cabral Company.

Rich Lannan represented the requests.

Jim Caliendo motioned to grant a one year extension that will expire on December 13, 1991.

Joe Etelman seconded.

VOTE U/A

- (b) Discussion and vote on amendments to the Zoning Ordinance regarding loading spaces for industrial buildings and industrial building heights.

Harold Preston questioned if an incinerator was permitted by the current zoning.

Bill Collins stated that it is not allowed in an I-1 zoning district, but it might be possible in an I-2. The zoning ordinance does not contain a definition of industrial use.

Harold Preston stated that Crosby Road is in the second groundwater protection zone, would an incinerator be permitted there?

Bill Collins replied there is a list of prohibited uses, and a waste incinerator is one.

Gary Gilmore presented a petition against a medical waste facility.

Howard Williams spoke against the zoning change regarding the height of buildings. He felt that the City would be inviting undesirable industry that we do not want in Dover.

Tom Forbes stated that most of the attention has been on the building height, what about the loading spaces?

Steve Griffin stated that changing the requirements for loading spaces it allows some flexibility to determine the appropriate number of spaces.

Dave Wright questioned if these changes were competitive with other towns.

Steve Griffin stated that he reviewed the regulations for other towns some of which have a height requirement of 65 feet.

Howard Williams stated that the stack height is not governed by this requirement, there is no need for the change.

Bill Collins stated that the objective is not to make this change for anybody. We anticipate a wide range of uses, not just one.

Harold Preston questioned how many companies inquired to be here that the 75' would effect.

Steve Griffin replied that two companies have inquired on property in Dover. There are purchase and sales agreements with the two and both have a problem with the height requirement. There is one other company coming to Dover, but they are leasing a building.

Joe Etelman motioned to table this amendment.

Jim Caliendo seconded.

VOTE 2-7 motion failed.

Jim Caliendo stated that he was no in favor of any zoning changes.

Jim Jalbert motioned to table the amendments and to determine what is permitted in an I-2 zoning district.

David Wright seconded.

VOTE 5-4 Patti Torr, Mike McDonnell, Jim Caliendo, Tom Forbes opposed.

ITEM #8: New Business

(a) Request by Mast Road Development Consortium for an

extension of time to complete off-site requirements and a further request to reduce the extent of the off-site requirements.

David Choate represented the requests.

Jim Jalbert asked who had managed MRDC prior to the Robbins Group ?

David Choate stated that it was the individuals involved in the MRDC.

Harold Preston stated that we could extend the Letters of Credit for 6 months.

Tom Forbes stated that the City had already lost money on a letter of credit because the bank had gone under. What is the security of the bond money now?

David Choate replied that the letters of credit are through Shawmut Bank, Federal Savings Bank and New Hampshire Savings Bank.

Bill Collins stated that the agreement that is proposed it is written that after three (3) months review period, if the work has not been completed on the time schedule, the money can be collected.

Jim Jalbert motioned to approve the extension for six (6) months with the following conditions:

1. As built drawings of existing MRDC improvements shall be submitted to the Planning Board no later than January 8, 1991,
2. Revised drainage analysis and proposed solution shall be submitted to the Planning Board no later than February 12, 1991,
3. Revised Mast Road improvements shall be submitted to the Planning Board no later than March 12, 1991,
4. Commencement of drainage work and Mast Road improvements shall be submitted to the Planning Board no later than May 1, 1991, and;
5. Completion of the above stated work shall commence on June 30, 1991 or 60 days after the receipt of all local and state approvals.
6. Any changes in the time schedule or amount of work will have a public hearing.

David Wright seconded.

VOTE U/A

ITEM #9: Adjourn

Jim Jalbert motioned to adjourn

Patti Torr seconded.

VOTE U/A

Meeting adjourned at 9:30 PM