

DOVER PLANNING BOARD
MINUTES OF MEETING

MEETING HELD: January 12, 1988 in the Council Chambers of the Municipal Building in Dover, New Hampshire.

MEMBERS PRESENT: Harold Preston-Chairman, Reynold Perry, Les Elder, Patricia Torr, Joseph Etelman, Otis Perry, Thomas Scharff, Pierre Bouchard, James Caliendo, Michael McDonnell

OTHERS: William Collins-Planning Director, Steve Stancel-Planner, Michael Casino-Planner

Mr. Preston called the meeting to order at 7:04 P.M., welcomed the public and introduced the Board.

ITEM #1: Consideration and public hearing by the Planning Board for an excavation permit by Mast Road Sand and Gravel, (Applicant: Lionel and Paul Martel Jr.). Said land is located on Mast Road, Tax Map H, Lot 53.

Mike McDonnell motioned to accept the application.

Pattie Torr seconded.

VOTE: U/A

Public Hearing Opened

John Torr, abutter to the property, expressed concerns about setbacks.

Lee Martel stated that ultimately maybe of subdivision of the property would have a higher value after excavating.

Mr. McLean, abutter to the property, object to taking sand any closer than the legal limit.

Harold Preston stated that if any abutters object, they should send a letter to the Planning Board and Mr. Martel would have to stay 50 feet from the boundary.

Public Hearing Closed.

Site Review Scheduled for Saturday, January 16, 1988 at 10:00 A.M. on Mast Rd. by the entrance.

Otis Perry asked if professional plans were needed.

Harold Preston stated that the plan was done by Grant Davis.

Otis Perry asked if the performance bond was sufficient.

Harold Preston stated that according to our regulations, the fee is \$1000. per acre.

Bill Collins explained the City Engineer's staff would monitor, to make sure that they were not excavating too much.

Tom Scharff asked why better procedures have not been adopted.

Bill Collins stated that the procedure has been followed.

Discussion ensued concerning the need of a more formal application.

~~ITEM #2: Consideration of acceptance of an application for minor lot line adjustment of land owned by The Development Group (Applicant: Barbara Richard Winson) Assessor's Map 36, Lot 15, Zoned R-12, Glenwood Ave.*~~

Pete Bouchard motioned to accept application.
Otis Perry seconded.

VOTE: U/A

Public Hearing Opened
Public Hearing Closed

Tom Scharff motioned to approve.
Mike McDonnell seconded.

VOTE: U/A

ITEM #3: Consideration of acceptance of an application for minor subdivision of land owned by Elizabeth D'Arcy, Assessor's Map M, Lot 56, Zoned R-20 and R-40 on Middle and Dover Point Rd. (3 lots)*

Kevin McEneaney, engineer, explained the project.

Les Elder motioned to accept application.
Pattie Torr seconded.

VOTE: U/A

Public Hearing Opened
Public Hearing Closed

Pattie Torr motioned to approve.
Les Elder seconded.

VOTE: U/A

ITEM #4: Consideration of acceptance of an application for a minor subdivision of land owned by Kevin Kelley, Assessor's Map E, Lot 32, Zoned ETP, on Sixth St., County Farm Rd., and Watson Rd. (3 lots)*

Kevin McEneaney, engineer, explained the project.

Mike McDonnell motioned to accept the application.
Otis Perry seconded.

VOTE: U/A

Public Hearing Opened.

Rick Pike, abutter to the property expressed concern with landscaping plans and what will go on the site.

Bill Collins explained that anyone building on Lot 2 or 3 would have to come before the site review process.

Public Hearing Closed.

Otis Perry motioned to approve with the conditions that:

1. WSPCC
2. Lot 1 cannot be further subdivided
3. Lot 1 must be residential use only

Mike McDonnell seconded.

VOTE: U/A

ITEM #5: Consideration of acceptance of an application for minor lot line adjustment of land owned by Allen Saulnier, Inc. and Thomas and Elizabeth Fontaine, Assessor's Map H, Lots 29-7 and 29-8, Zoned R-40 on Beverly Lane.*

Jay Stephens, engineer, explained the project.

Otis Perry motioned to accept the application.
Mike McDonnell seconded.

VOTE: U/A

Public Hearing Opened
Public Hearing Closed

Otis Perry asked if the driveway was paved and if the setbacks okay.

Jay Stephens answered "Yes".

Les Elder motioned to approve.
Pattie Torr seconded.

VOTE: U/A

ITEM #6: Consideration of acceptance of an application for minor subdivision of land owned by Fresh Creek Associates, Assessor's Map G, Lot 18, Zoned R-12 on Washington St. (2 lots)*

Kevin McEneaney, engineer, explained the project.

Otis Perry motioned to accept application.
Mike McDonnell seconded.

Public Hearing Opened

Mrs. Ansel Marshall expressed concern over traffic.

Public Hearing Closed

Otis Perry motioned to approve.
Mike McDonnell seconded.

VOTE: U/A

ITEM #7: Consideration of acceptance of an application for minor subdivision of land owned by Edward Frateschi Assessor's Map E, Lot 26A, Zoned ETP on Sixth St. (2 lots)*

Attorney John McMahon, explained the project.

Otis Perry asked if there was a variance on the house.

Attorney McMahon answered "yes" but the variance becomes defunct since the full 26 acres approved with the variance originally would not exist.

Pete Bouchard was concerned about the soils in the area, and whether or not the septic system could be maintained.

Mike McDonnell motioned to accept the application.
Otis Perry seconded.

Public Hearing Opened
Public Hearing Closed

Pete Bouchard motioned to approve with the following condition;

1) easement or license to allow the septic system be repaired, replaced or maintained in perpetuity.

Otis Perry seconded.

VOTE: U/A

ITEM #8: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Elliot Rose Co. of Dover, Inc. (Applicant: Thornwood Farms, Inc.) Assessor's Map K, Lots 19-B and 19, Zoned B-3 on Dover Pt. Rd.*

Harold Preston steps down,
Les Elder sits in for Mr. Preston,
Jim Caliendo sits in for Les Elder.

Mike McDonnell motioned to accept the application.
Otis Perry seconded.

VOTE: U/A

Public Hearing Opened
Public Hearing Closed

Mike McDonnell motioned to approve.
Otis Perry seconded.

ITEM #9: Consideration of acceptance of an application for site review of land owned by Elliot Rose Co. of Dover, Inc. (Applicant: Thornwood Farms, Inc.) Assessor's Map K, Lot 19-B, Zoned B-3, on Dover Point Rd.*

Brian Holt, engineer, explained the project. Mr. Holt requested using bituminous curbing inside the project instead of granite.

Les Elder stated that the original plan was approved with granite curbing. Mr. Elder asked if the Board was now being asked to waive this.

Mr. Holt stated "yes".

Jim Caliendo asked was the traffic addressed equally?

Bill Collins answered "yes" the original application did receive driveway state approval. We did not require any traffic counts.

Otis Perry motioned to accept the application.
Pete Bouchard seconded.

VOTE: U/A

Public Hearing Opened

Ed Hoginski expressed concerns with the hotel, he asked if it would be open to the public.

Mr. Holt stated that the 'apartments' were for overnight guests, and were not really 'apartments' but guest rooms, hotel suite.

Discussion ensued concerning definitions of a hotel, apartment, motels.

A question was asked if there would be a kitchen.

Mr. Holt answered "yes".

The Board considered this an apartment and thus the project would need a special exception for the apartments.

Jim Caliendo motioned to table.
Pattie Torr seconded.

FAVOR: Pattie Torr
Joe Etleman
Jim Caliendo
Mike McDonnell
Les Elder

OPPOSED: Otis Perry
Tom Scharff
Reynold Perry
Pete Bouchard

VOTE - 5 FAVOR
4 OPPOSED

ITEM #10: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Lucy Silva, Maria Silva, Elizabeth Niles, Helen Eaton, and George Niles Jr. (Applicant: Liberty Mutual Insurance Co.) Assessor's Map E, Lots 70, 70A, and 70B, Zoned ETP on Sixth Street.*

Les Elder still acting Chairman for Harold Preston.

Otis Perry motioned to accept application.
Tom Scharff seconded.

Public Hearing Opened
Public Hearing Closed
Mike McDonnell motioned to approve.
Tom Scharff seconded.

VOTE: U/A

ITEM #11: Consideration of acceptance for site review of land owned by Jaqueline Gagne, (Applicant: Star Cellular Inc.) Assessor's Map A, Lot 128, Zoned R-40 on Long Hill Rd. (521 sq. ft.)*

Robert Gillespie explained the project.

Mike McDonnell motioned to accept the application.
Pattie Torr seconded.

VOTE: U/A

Public Hearing Opened
Public Hearing Closed

Pete Bouchard motioned to approve.
Mike McDonnell seconded.

VOTE: U/A

ITEM #12: NEW BUSINESS

a. Election of Officers

Otis Perry motioned to postpone until Council appoints vacancies.

Pattie Torr seconded.

VOTE: U/A

Approved by concensus.

ITEM #13: OLD BUSINESS

a. Consideration for final approval for minor subdivision of land owned by Paul Martel Sr. Assessor's Map E, Lot 57, Zoned R-20, Tolend Rd. (3 lots)

Bill Collins explained the status of the project, and discussed the legal opinions.

Jim Caliendo motioned to approve with the following conditions:

- (1) Driveway Permit
- (2) Dredge and Fill Permit
- (3) Water Supply and Pollution Control
- (4) Special Exception to Cross Conservation District
- (5) Further Development of Lot (1) be accessed from Upper Factory Road
- (6) Driveway be brought up to Private Road Standards.

VOTE: U/A

Reynold Perry motioned to adjourn.
Jim Caliendo seconded.

Meeting adjourned at 9:30