

DOVER PLANNING BOARD  
MINUTES OF MEETING

APPROVED

MEETING HELD: February 9, 1988 in the Council Chambers of the Municipal Building in Dover, New Hampshire.

MEMBERS PRESENT: Harold Preston-Chairman, Joe Etelman  
Mike McDonnell, Otis Perry, Kevin Mone, Patricia Torr  
Pierre Bouchard, Les Elder

ALTERNATES PRESENT: Jim Caliendo

OTHERS: William Collins-Planning Director, Gayle Labrie-  
Recording Secretary, Michael Casino-Planner

Mr. Preston called the meeting to order at 7:05 P.M.,  
welcomed the public and introduced the Board.

ITEM #1: Consideration of acceptance of an application for  
minor lot line adjustment of land owned by Allen H. and  
Silvia E. Storms, Assessor's Map I, Lot 94B, Zoned R-40 on  
Piscataqua Road.\*

Allen Storms of 19 Piscataqua Road explained the lot line  
adjustment.

Mike McDonnell motioned to accept the application.

Otis Perry seconded.

VOTE: U/A

Public Hearing Opened  
Public Hearing Closed

Mike McDonnell motioned to approve.

Joe Etelman seconded.

VOTE: U/A

ITEM #2: Consideration of acceptance of an application for a  
minor subdivision of land owned by Jack R. and Dorothy  
Storms, Assessor's Map I, Lot 94C, Zoned R-40 on Piscataqua  
Road. (2 lots)\*

Allen Storms explained the project.

Les Elder stated that the plans do not show any boundaries or  
lot lines.

Bill Collins stated that an entire perimeter boundary survey be done. He further stated that the application would not be accepted until this was completed. Mr. Collins explained after completion of this survey, the item would then be put back on the agenda.

ITEM #3: Consideration of acceptance of an application for a minor subdivision of land owned by C. Thomas Livingston (Applicant: Kenneth Rappolt) Assessor's Map 30, Lot 163, Zoned RM-10 on Hough Street. (3 lots)\*

Tom Livingston explained that he owned only Lots 1 & 2, Lot 3 was not his property. He further went on to explain the minor subdivision.

Bill Collins stated that the setback requirement was two feet short, however, he added that a variance had already been granted regarding the setback requirements.

Pete Bouchard asked how many units would be in each building.

Tom Livingston replied that there would be two in each.

Otis Perry motioned to accept the application.

Mike McDonnell seconded.

VOTE: U/A

Public Hearing Opened  
Public Hearing Closed

Kevin Mone motioned to approve with the following conditions:

- 1) Parking for Lots 1 & 2 to be in the rear.
- 2) Requirement of cross easement on two lots and,
- 3) Single curb cut

Mike McDonnell seconded.

VOTE: U/A

ITEM #4: Consideration of acceptance of an application for minor lot line adjustment of land owned by Fred E. Riley (Applicant: Harris Baking Company) Assessor's Map G, Lot 2, Zoned I-1 on Crosby Road.\*

Bill Collins explained the project.

Discussion ensued among the Board.

Kevin Mone motioned to accept the application.

Patti Torr seconded.

VOTE: U/A

Public Hearing Opened

Public Hearing Closed

Mike McDonnell motioned to approve.

Kevin Mone seconded.

VOTE: U/A

ITEM #5: Consideration of acceptance of an application for site review of land owned by The Cabral Group (Applicant: New Entertainment World) Assessor's Map H, Lot 35D, Zoned Rm-20 on Knox Marsh Road.\*

Paul Fitzgerald of New Entertainment World explained the project.

Bill Collins stated that the Technical Review Committee has already reviewed the project.

Pete Bouchard stated that screening should be around the dish.

Kevin Mone asked if this was a free service to tenants of the development.

Paul Fitzgerald answered that he did not know.

Bill Collins stated that the Board should not be concerned as to whether or not this was a free service or not.

Otis Perry verified that the tower plus antenna would not exceed 100 feet maximum.

Otis Perry motioned to accept the application.

Les Elder seconded.

VOTE: U/A

Public Hearing Opened

Public Hearing Closed

Joe Etelman motions to approve subject to the following conditions:

- 1) Screening to be approved by the Planning Director
- 2) Accessory use to this project only.

Otis Perry seconded.

VOTE: U/A

ITEM #6: Consideration of acceptance of an application for site review of land concerning change of use by William and Grace Huff (Applicant: Triangle Club, Inc.) Assessor's Map 27, Lot 291A, Zoned B-3 on Broadway.\*

The Board discussed the matter in lengthy detail before accepting the application.

Questions arose such as, "Does the Planning Board have the authority to put these types of applications through at this time until site plan regulations are written?"

Otis Perry stated his feelings were that the Board was not qualified to accept applications for change of use.

Les Elder stated that he would like something from the City Attorney in writing.

Bill Collins expressed the need to make amendment to the regulation immediately.

Board ensued discussion.

Kevin Mone motioned to accept application.

Joe Etelman seconded.

Bill Collins questioned the Planning Board's authority to accept application or not.

Board ensued discussion.

Otis Perry motion to accept the application.

Les Elder seconded.

VOTE: FAVOR Les Elder  
Otis Perry

OPPOSED Mike McDonnell  
Kevin Mone  
Patti Torr  
Pete Bouchard  
Joe Etelman

Les Elder stated that current regulations should be used in the meantime.

Bill Collins stated that change of use does not require site plan approval.

Otis Perry moves to refer to Building Inspector. Change of uses do not require site review until Planning Board makes amendments to regulation.

Patti Torr seconded.

Les Elder called the question.

Otis Perry motioned to amend the motion.

Patti Torr seconded.

VOTE: OPPOSED Les Elder  
Joe Etelman

FAVOR Pete Bouchard  
Patti Torr  
Otis Perry  
Kevin Mone  
Mike McDonnell

ITEM #7: Consideration of an application for minor lot line adjustment of land owned by Timothy and Cynthia Burns (Applicant: Diversified Ventures, Inc.) Assessor's Map A, Lot 40E, Zoned R-40 on Long Hill Road.\*

Attorney Jack Dolan explained the project and requested acceptance and approval of the application from the Board.

Otis Perry motioned to accept application.

Mike McDonnell seconded.

VOTE: U/A

Public Hearing Opened

Kerry Forbes spoke in favor of the line line adjustment, however, his feelings were that he did not think the road alignment was safe.

Public Hearing Closed

Otis Perry expressed that he also felt the road alignment was not safe and that the intersection should have approved

design.

Attorney Dolan explained that they were before the Board this evening for a lot line adjustment.

Kevin Mone motioned to accept.

Mike McDonnell seconded.

VOTE: U/A

ITEM #8: Consideration of acceptance of an application for site review of land concerning change of use owned by R and T Enterprises (Applicant: Tom Labrie) Assessor's Map 6, Lot 27, Zoned B-2 on Second Street.\*

Application was withdrawn at this time.

ITEM #9: Consideration of acceptance of an application for site review of land owned by Timothy Pearson-Dover Mills Partnership, Assessors Map 3, Lot 63, Zoned UMUD, on Main Street.\* (Deck over parking lot)

Otis Perry steps down.

Jim Caliendo sits in.

John Sava explained the project for Mr. Pearson. He stated that this would be a pre-cast deck which would be erected mostly from inside the site. This would provide parking for 20 vehicles (executive).

Pete Bouchard asked how snow would be removed.

Mr. Sava answered that there would be an opening in the brick work and snow could be dropped through there.

Bill Collins stated that this has not been reviewed by the Technical Review Committee, it is up to the Board to make the decision.

Patti Torr motioned to accept the application.

Kevin Mone seconded.

Public Hearing Opened

John Webster of Souther NH Hydro., an abutter to Mr. Pearson's property stated that he has seen Mr. Pearson's conceptual plans and would also like to see the detailed plans. He also expressed that this project would not

interfere with his easements, and merely wanted to go on record as having spoken.

Mike Casino of the Dover Planning Dept. asked if the drainage would go directly into the river.

Mr. Pearson answered "yes".

Councilor Thomas Duffy spoke in favor of Mr. Pearson's project. He stated that if approved he hoped that on-street parking would be banned.

George Maglaras asked why this had not gone before the Technical Review Committee, and further stated that he believes this is a necessary project for the city.

Public Hearing Closed.

Harold Preston suggested that the project be scheduled for the Technical Review Committee Meeting on Thursday, February 18, 1988.

Kevin Mone motioned to approve contingent to the Technical Review Committee's conditions.

Jim Caliendo seconded.

VOTE: U/A

**ITEM #10: NEW BUSINESS**

Otis Perry returned to his seat.  
Jim Caliendo stepped out.

**a. Review of Outstanding Bonds and Letters of Credit.**

Pete Bouchard explained that Bill Janelle deals with these. The Public Works Dept. approves all Letters of Credit.

Mr. Bouchard further explained that a standard form for all Letters of Credit is used.

Mr. Bouchard explained that Brickyard Estates came in with a new Letter of Credit.

Les Elder asked about Governor Sawyer Lane.

Pete Bouchard explained that work is done, has been tested and the road is being maintained.

**ELECTION OF OFFICERS**

Les Elder nominated Harold Preston for Chairman.  
Joe Etelman seconded.

Otis Perry motioned that nominations be closed.  
Mike McDonnell seconded.

VOTE: U/A

All in favor for Harold Preston Chairman.

VOTE: U/A

Pete Bouchard nominated Mike McDonnell for Vice-Chairman.  
Les Elder seconded.

Les Elder motioned that nominations be closed.  
Joe Etelman seconded.

VOTE to close nominations U/A

**ITEM #11: OLD BUSINESS**

a. Consideration of final approval of a major subdivision of land (ADS) owned by Developmental Services of Strafford County Inc., (Applicant: Dean Fournier) Assessor's Map C, Lot 12D, Zoned R-40 on Tolend Road. (19 lots).

Attorney Jack Dolan explained that all permits and approvals needed have been obtained. He stated that they have complied with all of the conditions of the Planning Board.

Pete Bouchard stated that a 12" gate should be installed at the end of the pipe and should meet the City Engineer's approval.

Otis Perry motioned to approve the subdivision with the following conditions:

- 1) 12" gate to be installed at end of pipe and meet City Engineer's approval.
- 2) driveway permits for each lot be obtained.

Les Elder seconded.

VOTE: FAVOR      Joe Etelman  
                    Otis Perry  
                    Kevin Mone  
                    Patti Torr  
                    Pete Bouchard

Les Elder

OPPOSED Mike McDonnell

b. Request for parking setback by William St. Laurent for property located at 18-20 Charles Street. Site plan approval was received by Kenneth Morin on 6/25/87.

Bill St. Laurent passed out literature to the Board and explained the project.

Board ensued discussion.

Les Elder motioned to grant the waiver.

Mike McDonnell seconded.

VOTE: FAVOR Les Elder  
Pete Bouchard  
Patti Torr  
Joe Etelman  
Mike McDonnell  
Otis Perry

OPPOSED Kevin Mone

VOTE U/A

CHANGE OF USE SITE REVIEW - 149

Workshop scheduled for February 23, 1988.

Kerry Forbes and George Maglaras expressed their interest in participating.

Bill Collins, Patti Torr and Otis Perry will serve on sub-committee.

c. Discussion of the Housing and Economic Development Section of the Master Plan.

Bill Collins asked for vote of acceptance.

Otis Perry motioned to accept.  
Les Elder seconded.

VOTE: U/A

TRC COMMENTS

Les Elder recommended that TRC Comments be put in Planning Board Packets.

Meeting adjourned at 10:30 P.M.