

DOVER PLANNING BOARD
MINUTES OF MEETING

MEETING HELD: March 8, 1988 in the Council Chambers of the Municipal Building in Dover, New Hampshire.

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

ALTERNATES PRESENT: Jim Caliendo for Otis Perry

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

Mr. Preston called the meeting to order at 7:03 P.M.,
welcomed the public and introduced the Board.

ITEM #1: Consideration of acceptance for a minor subdivision
of land owned by Kerry Forbes-Gateway Associates, Assessor's
Map 20, Lots 48 and 55, Zoned RM-10 and B-2 on Wentworth and
Hanson Streets. (3 lots)*

Jim Caliendo steps down for Item #1.

Kerry Forbes explained the minor subdivision. He stated that
Lots A & B are freestanding for house lots, and Lot C would
be combined with Lot C-1 on Hanson Street to provide parking.

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

VOTE: U/A

Public Hearing Opened

Katherine Michael, an abutter, asked what was going to be
built on this property.

Harold Preston explained this was a subdivision only and
at this time nothing was proposed to be built.

Public Hearing Closed.

Kevin Mone expressed concern about drainage.

Kerry Forbes stated that the City Engineer has approved all
drainage plans.

Charlie Boyle, abutter asked Mr. Forbes to explain the

project more specifically.

Mr. Forbes again explained the project to Mr. Boyle's satisfaction.

Mike McDonnell motioned to approve the application. Patti Torr seconded.

VOTE: U/A

ITEM #2: Consideration of acceptance for a minor subdivision of land owned by William W. Hunt (Applicant: Gregory W. Hunt) Assessor's Map M, Lot 100, Zoned R-40 on Bayview Road. (3 lots)*

Jim Caliendo takes his seat back on the Board.

Gregory Hunt explained the minor subdivision.

Bill Collins asked if a perimeter boundary survey was done for the full parcel of land. He stated that Lot 2 was nearly 70 acres in size.

Mr. Hunt agreed that Lot 2 was nearly 70 acres, and that a perimeter boundary survey had not been done.

Mr. Collins asked if they were any plans to survey Lot 2.

Mr. Hunt answered "no".

Kevin Mone suggested that it may be smart to waive the concept of a perimeter survey in this instance because the new lot was so small.

Pete Bouchard agreed, however, he felt that this would set a precedent for others, and did not want this to happen.

Kevin Mone motioned to grant waiver for full perimeter survey in this instance. He felt that the applicant would be going to needless expense.

Jim Caliendo seconded.

Pete Bouchard felt more reasoning was needed.

The Board ensued the discussion.

Harold Preston stated that the minutes show that out of a 70 acre parcel of land less than 1 1/2 acre was to be taken out, and that there was more than enough frontage.

VOTE TO WAIVER PERIMETER BOUNDARY SURVEY

FAVOR

OPPOSED Les Elder
Pete Bouchard
Joe Etelman

MOTION FAILED

Jim Caliendo motioned to accept application.
Kevin Mone and Les Elder seconded.

VOTE: U/A

Public Hearing Opened
Public Hearing Closed

Jim Caliendo motioned to waive the necessary requirements for a complete boundary survey because parcel was over 50 acres.

Kevin Mone seconded subject to:

- Driveway permit be obtained prior to installation of driveway
- Water Supply and Pollution Control Permit be obtained prior to construction

VOTE: 7 FAVOR
1 OPPOSED Les Elder

ITEM #3: Consideration of acceptance for a minor subdivision of land owned by Robert D. and Joan L. Callan, Assessor's Map J, Lot 21, Zoned R-40 on Bayview Road. (3 lots)*

Robert Callan explained the minor subdivision and passed out an additional schematic to the Board Members.

Mr. Callan stated that he had already received a special exception from the Zoning Board of Adjustments, his driveway permit had already been obtained, and that the present driveway would be eliminated.

Mr. Callan stated that he had in his possession a deed which stated he had the right to repair, replace, and maintain the road.

Pete Bouchard asked that a copy of the deed be attached to the plan as a condition of approval, if the subdivision is approved.

Mike McDonnell asked if there was a name for the new road?

Bill Collins stated that the road should receive a name.

Mr. Callan answered that the road would be named "Meadow Lane".

Pete Bouchard stated that the name of the road would have to be acceptable to the Police Department.

Kevin Mone motioned to accept application.

Patti Torr seconded.

VOTE: U/A

Public Hearing Opened

Public Hearing Closed

Mr. Collins asked Mr. Callan if he will own the cul-de-sac.

Mr. Callan stated that there would be no services required by the City. He explained that there would be a Homeowner's Association for the 2 lots and they will be responsible for the cul-de-sac.

Jim Caliendo motioned to approve the application with the following conditions:

- City approval of proposed name of new street
- Copy of deed for file
- Copy of Homeowner's Association Documents

Kevin Mone seconded

VOTE: U/A

ITEM #4: Consideration of an application for minor lot line adjustment of land owned by William H. Wilson III, Assessor's Map L, Lot 27A, Zoned R-20 on New Bellamy Lane.*

Bill Wilson explained the lot line adjustment.

Bill Collins stated that Lots 1, 2 and 3 would actually become part of Lot 27A, and essentially making access to New Bellamy Lane. Mr. Collins explained that Mr. Wilson was doing exactly what Kerry Forbes requested earlier during the meeting.

Board ensued discussion.

Jim Caliendo motioned to accept the application.

Les Elder seconded.

VOTE: U/A

Public Hearing Opened

Frank Manha, an abutter to the property, stated that he wanted to address Item #5 (Mr. Wilson's request for a minor subdivision). He stated he had nothing to say about the lot line adjustment.

Jim Caliendo motioned to approve the application.

Mike McDonnell seconded.

VOTE: U/A

ITEM #5: Consideration of acceptance for a minor subdivision of land owned by William H. Wilson III, Assessor's Map L, Lot 27B, Zoned R-20 on New Bellamy Lane. (3 lots)*

Mr. Wilson stood up and explained the minor subdivision.

Mike McDonnell motioned to accept the application.

Joe Etelman seconded.

VOTE: U/A

Public Hearing Opened

Frank Manha, abutter to Mr. Wilson, read a special exception that the Zoning Board of Adjustments granted to Mr. Wilson a few years ago. The exception allowed Mr. Wilson to have a farm stand on one of these lots (lot 27B). Mr. Manha asked if in fact that the only thing that could be sold at the farm stand had to be grown on the land.

Mr. Collins stated that Lot 27B will not exist if this subdivision is approved, therefore, the variance will no longer be in effect.

Mike McDonnell motioned to approve the application with the following conditions:

- Driveway Permit be obtained
- The City Sewer line be constructed per Sewer Commission Regulations

Jim Caliendo seconded.

Pete Bouchard stated that if Mr. Wilson wants to appeal the sewer condition he should do so.

VOTE: FAVOR 7
OPPOSED 1 Patti Torr

ITEM #6: NEW BUSINESS

- a. Request for waiver of subdivision regulations by Wayne Estes.

WITHDRAWN BY MR. ESTES AT THIS TIME.

ITEM #7: OLD BUSINESS

- a. Revision of approved site plan by Thornwood Farms.

Chairman Preston steps down and Vice-chairman McDonnell sits in.

Brian Holt, Engineer representing Thornwood Farms stated that kitchenettes were removed from the plans, there would be strictly bedrooms.

Les Elder motioned to remove the item from being tabled.

Patti Torr seconded

Les Elder motioned to approve the application

Patti Torr seconded

Kevin Mone stated that apartments would be out of the question, and was a hotel allowed in a B-3 Zone.

Bill Collins answered that without kitchens, this would be classified as a motel.

VOTE: U/A

NEW BUSINESS:

Bill Collins brought up three items for discussion;

1. Master Plan - Land Use Section (specifically rezoning)

suggested a couple of workshops, the first to be on Tuesday, March 15, 1988.

Pete Bouchard wanted to have workshops before actually

bringing in groups of people.

It was the consensus of the Board to agree with Mr. Bouchard and meet on Tuesday, March 15, 1988 on the Land Use Section.

Mike McDonnell suggested that the Conservation Commission be present at the meeting.

2. Gravel and Sand Pits

Bill Collins would like to see Harold take the responsibility of getting these on the agenda, expiration dates of permits, etc.

Harold accepted.

3. Site Review for Change of Uses.

Harold Preston discussed a committee meeting held on 2/23/88.

MINUTES

Les Elder motioned to approve minutes of 11/10/87
Kevin Mone seconded

VOTE: U/A

Les Elder motioned to approve minutes of 11/17/87
the Capital Improvements Program
Patti Torr seconded

VOTE U/A

Les Elder motioned to approve minutes of 1/12/88
Patti Torr seconded

VOTE: U/A

Meeting adjourned at 8:45 P.M.