

DOVER PLANNING BOARD
MINUTES OF MEETING
AUGUST 9, 1988

MEMBERS PRESENT: Joe Etelman, Pete Bouchard, Mike McDonnell, Otis Perry, Bill Harold, Reynold Perry, Patricia Torr, Jim Caliendo, Kevin Mone

Meeting called to order 7:00 PM.

Item #1: Minutes

The Planning Board reviewed the available minutes on a meeting by meeting basis.

Minutes of June 7, 1988 Meeting

A correction was requested in reference to Item #1, December 8, 1987 - Michael Donahue was the attorney not the engineer as noted.

Jim Caliendo wanted it noted that he was in favor of a 10:00 p.m. cut-off time for Planning Board Meetings.

Otis Perry motioned for approval with the corrections.

Mike McDonnell seconded.

Vote: U/A

Minutes of June 16, 1988 Meeting

Jim Caliendo noted that he attended the meeting but was listed as absent.

Questions arose as to the comments made by Attorney Nadeau in regard to the 180 year drought extreme. The correct statement should have been the 180 day drought extreme.

Otis Perry moved to approve with corrections.

Mike McDonnell seconded.

Vote: U/A

Minutes of June 28, 1988 Meeting

In reference to Item #3, Otis Perry requested that an additional sentence be added to Mark Peters opening statement to read. The sprinkler system will operate temporarily on reserve pressure from the tank should electricity be cut off.

Otis Perry motioned to approve with corrections.

Mike McDonnell seconded.

Vote: U/A

Item #2: Public Hearing and Consideration by the Planning Board of a request for an excavation permit by Dowaliby Trucking. Said land is located at Bellamy and Mast Road, Tax Map H, Lot 56.

George Dowaliby explained the operation. He stated that the pit is used only part time, nights and occasional weekends. Otis Perry expressed concerns over stumps being left in the pit. Discussion ensued concerning how close the pit was to the city well. Mr. Collins stated that he would determine that.

Mr. Caliendo motioned to accept.

Otis Perry seconded.

VOTE: U/A

Public Hearing Opened

Henry Martel spoke in favor of the gravel pit.

Public Hearing Closed

Tabled until it could be determined how close the pit is to the city well and to give members the opportunity to visit the site. To be brought up under old business at the next meeting.

Item #4 to be heard before Item #3.

Item #4: Consideration of acceptance of an application for minor lot line adjustments of land owned by 6th Street Associates Inc., and John and Judy Bolstridge Assessors Map B, Lots 18, 18A and 18B, zoned R-40 on County Farm Cross Road.

Mike McDonnell moved to accept.

Jim Caliendo Seconded.

VOTE: U/A

Public Hearing Opened

Public Hearing Closed

Otis Perry asked if the lot B-18A had received a separate

driveway permit.

Brian Holt replied no.

Jim Caliendo moved to approve.

Patty Torr seconded.

VOTE: U/A

Item #3: Public Hearing and Consideration by the Planning Board of a request for an excavation permit by 6th Street Associates. Said land is located on County Farm Cross Road, Tax Map B, Lot 18.

Brian Holt explained the project. He explained that specific areas have been earmarked for extraction. The areas have been selectively chosen as to minimize the impact of the extraction to the parcel.

Otis Perry moved to accept.

Mike McDonnell seconded.

VOTE: U/A

Public Hearing Opened

Public Hearing Closed

Otis Perry stated that a site walk would be in order.

Site walk scheduled for Thursday, August 11, at 5:00 p.m.

Item #5: Consideration of acceptance of an application for minor subdivision of land owned by Public Service Company of New Hampshire (Applicant: City of Dover), Assessor's Map M, Lot 57, zoned R-40 on Middle Road. (2 lots).

Bill Collins explained the project. He stated that the city wishes to purchase two thirds of the parcel, what the city does not wish to purchase is an old dump previously used by P.S.N.H. Thus the subdivision.

Pete Bouchard expressed concern that the city may end up with the unwanted parcel anyway should P.S.N.H. default on its taxes.

Otis Perry moved to accept.

Mike McDonnell seconded.

VOTE: U/A

Public Hearing Opened

Ernest Stan questioned what the cities plan for the right of way which comes off the Dover Neck Road was?

Renny Perry explained that the city has no immediate plans for the right of way. All access to the site will be from Middle Road.

Mr. Stan wanted the Board to review the 18 foot wide right of way and wanted assurances that truck traffic would not be allowed on it.

Public Hearing Closed

Bill Harold recommended that the city assess the P.S.N.H. lot at zero value therefore the city may not "get stuck" with it for back taxes.

Kevin Mone motioned to approve.

Mike McDonnell seconded.

VOTE: U/A

Item #6: Withdrawn

~~Item #7:~~ Consideration of acceptance of an application for a minor subdivision of land owned by Christopher Wyskiel, Assessor's Map M, Lot 33, zoned R-12 on Cushing Road. (2 lots).

Item #7? Consideration of acceptance of an application for minor subdivision of land owned by Gary Sonnenschien and Donna Peschke, Assessor's Map L, Lot 97A, Zones R-20 on Dover Point Road. (2 lots)

Christopher Wyskiel explained the subdivision. Bill Collins questioned the third darkened area on the plan which appears to be a third lot.

Mr. Wyskiel explained that it was not a third lot but an area of dispute which does not affect the subdivision before the Board.

Mr. Collins questioned the existing private drive to an abutting project located on the southern property line.

Mr. Wyskiel stated that he will give his abutter an easement.

A discussion ensued concerning whether Mr. Wyskiel would need a waiver in the future for having two drive ways on one lot.

Pete Bouchard stated that he would ~~revise~~^{denied} the driveway permit when it is submitted.

Otis Perry moved to accept.

Patty Torr seconded.

VOTE: U/A

Public Hearing Opened

Public Hearing Closed

Otis Perry motioned to approve, with the conditions that

1. Plan of clarification creating two lots only.
2. Driveway easements shall be depicted on the map.
3. A waiver was given allowing an additional driveway to the lot.

Jim Caliendo seconded.

VOTE: U/A

Item #8: Consideration of acceptance of an application for a minor subdivision of land owned by Alfred Catalfo, Jr., Assessor's Map 11, Lot 11, zoned RM-10 on Arch Street. (2 lots)

Rick Drew explained the project. A variance was granted in April for the lot without the proper road frontage.

Bill Collins questioned whether utilities to lot 1 would be located in the 50 foot right of way.

Mr. Drew stated yes.

Mike McDonnell motioned to accept.

Otis Perry seconded.

VOTE: U/A

Public Hearing Opened

Public Hearing Closed

Mike McDonnell motioned to approve with following conditions.

1. Subject to ZBA conditions.
2. Subject to utilities being placed in the 50 foot right of way.
3. Wetlands are to be delineated on the plan.

Jim Caliendo seconded.

VOTE: U/A

Item #9: Consideration of acceptance of an application for minor lot line adjustment of land owned by Wayne and Gail Stiles, Assessor's Map 40, Lot 32, zoned R-12 on Old Rochester Road.

Wayne Stiles explained the project. The lot lines were adjusted for the use of the cleared area of the lot.

Otis Perry motioned to accept.
Jim Caliendo seconded.

Public Hearing Opened

Public Hearing Closed

Mike McDonnell motioned to approve.

Otis Perry seconded.

VOTE: U/A

Item #10: Consideration of acceptance of an application for site review of land owned by Cathleen Cokley and Cecilia Damarco, Assessor's Map 20, Lot 61 zoned RM-10 on Central Avenue. (2 additional units)

Cathleen Cokley explained the project.

Bill Collins explained that the project was being submitted under the change of use provision of the site review regulations.

Harold Preston referred the Board to a letter from an abutter.

Mike McDonnell moved to accept.

Patty Torr seconded.

VOTE: U/A

A site visit was suggested for Thursday, 6:00 p.m. August 11.

Tabled until the next meeting.

Item #11: Consideration of acceptance of an application for site review of land owned by McQuade Realty, Inc. Assessor's Map H, Lot 35C-2A, zoned I-1 on Rt. 155 and Progress Drive. (2400 sq. ft.)

Mr. Paul McQuade explained the project.

Bill Collins explained the technical review comments.

- Right hand turn lane
- Landscaping and outdoor lighting on plan
- Curb cut onto Rt. 155 should be discouraged
- Drainage calculations are being reviewed by the City Engineer.

Harold Preston stated that the Board has received a letter from an abutter which he has yet to read.

Otis Perry moved to accept the application.

Mike McDonnell seconded.

VOTE: U/A

Public Hearing Opened

Monica Lee from the attorneys office stated that they were against the project.

Paul McQuade expressed concern about the professionalism of handing a letter to Mr. McQuade and the Board minutes before a public hearing.

Monica Lee explained that she did not wish to inconvenience anyone and she apologized for the last minute submit.

Public Hearing Closed

A site walk was scheduled for Thursday, 6:30 p.m., August 11th. It was asked if the driveway and the corners of the building could be staked.

Tabled.

Item #12: Consideration of Acceptance of an application for site review of land owned by Normand Raymond and Robert Richard and Anita Corain, (applicant Civilworks, Inc.). Assessor's Map 26, Lot 12, zoned B-3 and I-2, on Broadway. (2100 sq. ft.)

Dana Lynch explained the project.

Jim Caliendo moved to accept.

Mike McDonnell seconded.

VOTE: U/A

Public Hearing Opened

Public Hearing Closed

Otis Perry moved to approve as proposed.

Jim Caliendo seconded.

VOTE: U/A

Item #13: New Business

A) Planning Board Review of Special Exception Application for William and Lucille Merrill, Assessor's Map L, Lot 57-A, zoned R-20, Dover Point Road.

William Lucy Merrill, Ron Schev explained the project. Otis Perry questioned the Conservation Commission suggestion of 3/4" spacing between the decking. He thought that this would be dangerous.

Otis Perry mentioned to recommend approval based on Conservation Commission comments.

VOTE: 8-1

Jim Caliendo opposed.

Item #4: Old Business

A) Brox

Otis Perry was impressed with the organization of the gravel pit.

Otis Perry motioned to approve with conditions.

1. Bottom of pit (see Bill).
2. Use of grass that will grow on specific site.

Mike: Seconded.

VOTE: U/A

B) George Demosthens major subdivision.

Bill Collins explained the history of the project.

Pete Bouchard questioned how you put two private roads connected to each other.

Discussion ensued concerning whether or not the original plan was ever accepted by the Board.

Mr. Demosthenes explained that the original suit in 1985, came about due to constant stalling by the City.

Mr. Demosthenes did not recall the Board ever rejecting the original plan.

Otis Perry expressed concern about approving the existing application.

Reynold Perry thought that it would be a good idea to talk to Scott Woodman.

Mr. Demosthenes requested that the Board vote that night.

Consensus to meet with the City Attorney.

Mr. Demosthenes suggested that he may go to court after all.

C) Final discussion on the Groundwater Protection Ordinance.

Mr. Collins explained that members of the existing industrial park have requested time to make suggestions to the Board regarding the ordinance.

Final decision was tabled for further discussion

A discussion concerning the Wetlands Ordinance took place. Patty Torr questioned if the City can dictate to the developer who they hire as a qualified consultant.

Bill Collins stated that the City has the authority.

Otis Perry thought that the City should pay for the consultant so that there are no bias opinions and a bill be sent to the developer.

Patty Torr motioned to adjourn.

Pete Bouchard seconded.

Vote: U/A

Adjourned 9:20