

Draft

MINUTES
DOVER PLANNING BOARD MEETING
OCTOBER 11, 1988

MEMBERS PRESENT: Harold Preston, Otis Perry, Pete Bouchard,
Mike McDonnell, Kevin Mone, Jim Caliendo,
Les Elder, Patricia Torr, Joseph Etelman

OTHERS PRESENT: Bill Collins, Mike Casino, Steve Stancel

MEMBERS ABSENT: Susan Eastman

Meeting called to order at 7:10 PM.

Item 1: Consideration of acceptance of an application for a major subdivision of land owned by John C. and Alexandria Powers and Armand A. and Patricia Vallee, Assessor's Map A, Lot 32, Zoned R-40, located on Varney and Blackwater Road. (7 Lots)

John Houly speaking for Powers & Vallee stated that State approvals have been granted, and that the City of Somersworth had given approval for the water main. He also stated that he could not find any rules or regulations in the RSA or the City's code that would prohibit the approval of this subdivision.

Kevin Mone motioned to accept the application.

Les Elder seconded.

Vote: U/A

Public hearing opened.

Chief Bibber stated that this subdivision is in a remote area of the city, and would take the Fire Department approximately 15 minutes to get there. The City is not capable of providing effective fire service unless an extended water line is installed (400 ft.) or a sprinkler system installed in each single family dwelling.

Armand Vallee stated that there is ample water out there, with the existing fire hydrant there is about 2,000 gallons per minute which should provide some leeway.

Chief Bidder stated that there was no problem with the water supply, the problem is with the fire apparatus. Since there is only one fire hydrant, and each truck only contains the maximum of 1,000 ft. of hose, if there is a house more than 1,000 ft. away from the fire hydrant then there may be a problem.

Armand Vallee stated that he talked with Captain Massey who stated that each truck is equipped with a minimum of 800-1,000 ft. of hose. A leeway of 800 ft. encumbers all of the lots but one.

Harold Preston stated that a site review should be scheduled.

John Houley stated that there is plenty of hose as the chief pointed out, therefore, the requirement of sprinkler systems in each single family dwelling are invalid without legal authority.

Public hearing closed.

TRC Comments - Mike Casino - commented on the High Intensity Soils Map the soils are classified as poorly drained, and very poorly drained. The houses would have to be moved up closer to the road.

All of the dwellings must be in one city or another.

Site visit scheduled for Tuesday, October 18, 1988 4:30 PM.

Item 2: Consideration of acceptance of an application for a Site Review of land owned by James N. Tyson, Assessor's Map 27, Lot 113, Zoned RM-8, located on 44 & 46 East Concord Street. (4 Units)

Jim Tyson stated that his intention is to add 4 units behind the existing structure.

Parking meets all the code requirements, and the curbing has been revised.

Mike McDonnell motioned to accept the application.

Patricia Torr seconded.

Vote U/A

Public hearing opened.

Arthur Baulaminos an abutter asked what plans were made to screen out the neighbors from this proposed addition.

Mark Boudray from Durgin-Schofield stated that the existing fence would be reconstructed in place to screen the parking, and that another fence is proposed to go out to Concord Road, and also on the front some landscaping is proposed.

Robert Hughes stated that he was an abutter to this property and did not receive a notice.

Shirley Moreau an abutter stated that along the west side of the property in which her land abutts is very wet all of the time. There is a small stream there that is constant and she doesn't see how they can build anything there. (She also submitted pictures of this water way in which grass clippings were in it).

Mark Boudray stated that a 1 ft. waiver would be required for the parking for lots 5 & 6, and that it would be designated for compact cars. He also requested a waiver from the 5 foot paving setback so that the applicant could pave within one foot of their property line.

~~Site Review scheduled for Tuesday, October 18, 1988 at 4:00 PM.~~

Mark Boudray stated that the drainage on the westerly side by Mrs. Moreau's property was not a restricting flow, the pattern will be maintained.

Otis Perry stated that there was no provision for a trash receptacle.

Mark Boudray stated that this was not discussed at TRC.

Public hearing closed.

TRC Comments - Mike Casino - Sprinklers should be installed in each unit, the curbing that was requested is shown on the revised plan, plans were not signed by the owner.

Item 3: Consideration of acceptance of an application for a minor lot line adjustment of land owned by St. Thomas Episcopal Church, Assessor's Map 9, Lots 115, 116, 117, zoned O, located on 86 Locust Street.

Darrell Ford - Civil Consultants - stated that the applicant wanted to create a lot the size of 10,000 ft. which would meet the City's ordinance. This would also allow the church the option to sell the rectory at a future date.

Bill Collins asked if the garage was part of the house. Will it have an easement?

Darrell Ford stated that it would not have an easement and would cease to belong to the house.

Pete Bouchard asked if the water and sewer lines ran through the property.

Darrell Ford stated that they do.

Pete Bouchard stated that should be denoted on the mylar

Mike McDonnell motioned to accept the application

Otis Perry seconded.

Vote: U/A

Public hearing opened.

Public hearing closed.

Mike Casino questioned the use of the building.

Otis Perry asked if any thought was given to the floor space requirement for parking, was there enough space on the lot for future parking should the house become offices?

Bill Collins stated that when someone wanted to change the use of the building they would have to come in for a site review, and that the parking would be brought up then.

Mike McDonnell motioned for approval of the lot line adjustment subject to the condition that the water and sewer easements must be shown on the mylar and the four blueprints.

Patricia Torr seconded.

Vote: U/A

Item 4: Consideration of acceptance of application for a minor subdivision of land owned by Paul F. and Margery Maloney, Assessor's Map A, Lot 1, zoned R-40, located on County Farm Road and Sixth Street. (1 Lot)

Paul Connolly from Civil Works stated that the applicant has approval for subdivision from WSPCC.

Les Elder questioned what was going to be lot 1, and were all of the driveways useable.

Paul Connolly stated that all of the driveways were paved and in current use.

Mike Casino asked if the trailer was being used.

Paul Connolly stated yes.

Mike McDonnell motioned for acceptance of the application.

Kevin Mone seconded.

Vote: U/A

Public hearing opened.

Public hearing closed.

Mike McDonnell questioned about WSPCC approving two dwellings on one lot.

Paul Connolly stated that both septic systems were approved.

Otis Perry asked if both were on City water.

Paul Connolly stated yes.

Mike McDonnell motioned for approval of the application with the condition that the mylar and five plans must be signed by the owner.

Patricia Torr seconded.

Vote: 8-1 Les Elder opposed

Motion passed.

Item 5: Consideration of acceptance of application for a minor subdivision of land owned by Peter and Susan Rousseau, Assessor's Map K, Lot I, zoned RM-12, located on McKone Lane. (2 lots)

Mike McDonnell motioned to accept the application.

Otis Perry seconded.

Vote: U/A

Public hearing opened.

Dan Ayer an abutter questioned the zoning of the property. He stated that 1/2 was located in the RM-12 zone and the other 1/2 was located in the R-40 zone.

Bill Collins stated that it should be R-12 and R-40.

Pete Bouchard stated that since McKone Lane is a dirt road, and there is no rubbish pick-up, that any further development would necessitate the need for upgrading the road.

Bill Collins stated that lot 1 did not have enough frontage to be subdivided again without putting in a city street.

Dan Ayer questioned if he would have the same opportunity to subdivide his land if he chose to do so.

Bill Collins stated that yes he would be able to, as long as he complies with all of the regulations at that time.

Public hearing closed.

Otis Perry motioned to approve the application, with the condition that the plat must contain the correct zoning, a zoning district boundary, and a conservation district boundary.

Mike McDonnell seconded.

Vote: 8-1 Joseph Etelman opposed.

Motion passed.

Item 6: Consideration of acceptance of an application for a minor subdivision of land owned by Andrea Welch, Assessor's Map I, Lot 53, zoned RM-12, located on Mast Road. (2 Lots)

Bill Collins asked if WSPCC approval has been applied for.

Andrea Welch replied no.

Les Elder motioned to accept the application.

Patricia Torr seconded.

Vote: U/A

Public hearing opened.

Public hearing closed.

Les Elder motioned for approval of the application with the condition that WSPCC approval must be granted first for both lots before the mylar can be signed.

Mike McDonnell seconded.

Vote: U/A

Item 7: Consideration of acceptance of an application of a minor lot line adjustment of land owned by David and Jean Hills, Assessor's Map J, Lot 29-1, zoned R-40, located on Old Garrison Road.

Mike McDonnell motioned to accept the application.

Otis Perry seconded.

Vote: U/A

Public hearing opened.

Public hearing closed.

Pete Bouchard asked if the applicant owned all of the lots.
Jean Hills replied yes.

Mike Casino questioned the existing septic system. Would the
lot line adjustment effect it.

Jean Hills replied that it wouldn't change any of it.

Otis Perry motioned for approval of the application.

Mike McDonnell seconded.

Vote: U/A

New Business

Item A: withdrawn at the request of the applicant.

Item B: Jeff Savage requested a driveway waiver for his
property located on 42 Mt. Vernon Street, Assessor's Map 30,
Lot A.

Harold Preston required the Board to schedule a site visit to
determine what needs to be done.

Site visit scheduled for Tuesday, October 18, 1988 at 5:20
PM.

Item C: Report on Historic District Commission.

Otis Perry stated that this was the report on the Windshield
Survey for the Master Plan - please review and will discuss
at the next workshop.

Old Business:

It was decided to hear Item C prior to A & B.

Item C: Pete Bouchard motioned for approval of the
subdivision by Penelope Horne Grossman on Littleworth Road

Mike McDonnell seconded.

Vote: U/A

Item A: Groundwater Ordinance: Several changes were made by
Bill Collins.

Kevin Mone motioned to accept the ordinance as amended, and
to pass onto City Council.

Mike McDonnell seconded.

Vote: U/A

Item B: Tabled

Minutes of September 13, 1988

Page 4: bottom of page read: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Terrie Flanagan Developers)

Should have read: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Terrie Flanagan (of Piscataqua Developers).

Page 6: Kevin McEnany should be Kevin Mone

Page 8: Keith Madder should be Keith Madden

Page 9: Otis Perry abstained should read that he stepped down from his chair on this application and did not vote.

Otis Perry motioned to approve the minutes as amended.

Mike McDonnell seconded.

Vote: U/A

Minutes of September 27, 1988

Otis Perry motioned to approve.

Patricia Torr seconded.

Vote: U/A

Les Elder motioned to adjourn.

Patricia Torr seconded.

Vote: U/A

Meeting adjourned at 9:55 PM