

**MEETING MINUTES
DOVER PLANNING BOARD
NOVEMBER 8, 1988**

MEMBERS PRESENT: Harold Preston, Otis Perry, Joseph Etalmen,
Kevin Mone, Michael McDonnell, Pete Bouchard, Susan Eastman.

MEMBERS ABSENT: James Caliendo, Patricia Torr, Les Elder.

OTHERS PRESENT: Bill Collins, Steve Stancel, Mike Casino,
Joanna Childs - Recording Secretary.

Meeting called to order at 7:07 PM

ITEM #1: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Roland and Helen Gagnon, Assessor's Map C, Lot 39, zoned R-40, located on Tolend Road.

Mr. Gagnon represented the application.

Otis Perry questioned what line was to be moved.

Mr. Gagnon stated that it was the northerly one on the plan.

Mike McDonnell asked how this was not a subdivision.

Harold Preston replied that they were transferring the parcel of land.

Mike McDonnell moved to accept the application.

Otis Perry seconded.

VOTE U/A.

Public hearing opened.

Public hearing closed.

Kevin Mone motioned to approve the application.

Otis Perry seconded.

VOTE U/A.

ITEM #2: Consideration of acceptance of an application for a minor subdivision of land owned by Harold and Hazel Cate, Assessor's Map L. Lot 14f, zoned R-20, located on Spur Road.

Edward Hodginski represented the application.

Mike McDonnell asked if a complete survey was completed.

Mr. Hodginski replied that it has been surveyed by Pohopek.

Mike McDonnell motioned to accept the application.

Kevin Mone seconded.

VOTE U/A

Public hearing opened.

Bob Potter speaking on behalf of his parents questioned the right-of-way. (R.O.W.)

Kevin Mone asked if it was a deeded R.O.W.

Mr. Potter replied that it was.

Mr. Hodginski stated that there are two driveways that are in use.

Bill Collins asked if it was a straight access on to Spur Road.

Mr. Potter stated that Mr. Cate wanted the Potter's to use the other road of the R.O.W.

Public hearing closed.

Kevin Mone motioned for a site review.

Otis Perry seconded.

Site Review set for Saturday, November 12, 1988 at 9:00 am.

ITEM #3: Consideration of acceptance of an application for a major subdivision of land owned by Richard Cabral and Richard Lannan, (Applicant: CLD Investment) Assessor's Map D, Lot 4D, zoned R-12, located on Old Rochester Road and Sullivan Drive.

Atty. Malcolm McNeill represented the application.

Otis Perry motioned to accept the application.

Mike McDonnell seconded.

VOTE U/A

Public hearing opened.

Todd Allen of 10 Old Rochester Road stated that he has a deed which states free access to water and sewer, and if the land behind his property was ever developed he would sell his rights back to the City of Dover for one dollar (\$1). He would also like visual and sound barriers from this development, and also there are some blue spruce trees which he would like to see not damaged by a proposed sidewalk. The sidewalk would also cut his parking area in half if it is completed.

Rob Lepage of 8 Old Rochester Road questioned why there needed to be two sidewalks. He didn't feel that this was necessary.

Malcolm McNeill replied:

The developers are aware of Mr. Allens deed, a sewer line would be constructed in the fashion to benefit Mr. Allen. Some type of visual and sound barriers would also be provided, and that if the sidewalk is extended to the end of Sullivan Drive that there might be some damage to the spruce trees. Also to answer Mr. Lepage's question it may be appropriate to only have the sidewalk on one side.

Public hearing closed.

Bill Collins reiterated the question of the 12" water line.

Mike McDonnell motioned for a site review.

Site review set for Saturday, November 12, 1988 at 9:45 am.

ITEM #4: Public hearing and consideration of an alternative design concept for a subdivision of land owned by Philip and Bonnie Jennison, Assessor's Map E, Lots 42 and 44, zoned R-40, located on Tolend Road.

Bill Collins stated that this is only a preliminary hearing for concept only.

Dana Lynch
Paul Connolly from Civil Works represented the application. He stated that it was in line with the cluster option. There are 12 proposed units in the cluster, land development would be on 5 or 6 acres, leaving 20 acres as being undeveloped. There will be a community septic/leachfield system, all of the test pit results were excellent. There will be no sidewalks, no curbs, just roadside shoulders, there will be an access area to the river, and a possibility of the remaining land to have a Conservation Easement.

Kevin Mone asked what made this parcel of land better than

others on Tolend Road.

Dana Lynch
Paul Connolly replied that the consistency of the soils were better in bedrock, deep groundwater depths, consistency of soil - more granular for better drainage.

Kevin Mone stated that the City of Dover is contemplating a bedrock well, will it affect the aquifer.

Bill Collins stated that not knowing the specifics, as a rule the leachbed is not a hazard to the bedrock wills.

Mike McDonnell questioned the site distance.

Paul Connolly stated that there is in excess of 400 feet of site distance.

Public hearing opened.

Barry Carr an abutter is concerned with the aquifer, the increase in traffic, the leachfields, and the knoll in the road. He questioned the visibility aspect with regard to Tolend Road. He also questioned what type of fire protection would be acceptable - either fire hydrants within 500 ft. or sprinkler systems in the homes, also what type of design for the homes. What type of drainage would be used for the property, and what would the fiscal impact be on fire, police, etc.

Bygone
Paul ~~Byere~~ an abutter was concerned with how the road could be squeezed into a very limited area. The prior owners subdivided the lot which is now the Carr's. He couldn't see how there could be 12 houses going in there with the 3 additional that are already there. There is also a pond and a brook that run through the property which are not on the plan.

Donald Ainsworth an abutter had concerns about roadway access to his property. Also there is actually 40 acres there and not 29. Where the leachfield is proposed there is a brook that runs across the 40 acres which runs into the Cocheco River. How will the leachfield affect the river.

Paul Fay an abutter has concerns with the traffic, and the headlights that would be coming off of the proposed subdivision toward his house since it is directly across from the road into the subdivision.

Public hearing closed.

Pete Bouchard asked if this concept meets all of the requirements.

Bill Collins stated that it does meet the terms and

requirements of this concept.

Site Review scheduled for Saturday, November 12, 1988 at 10:30 am.

ITEM #5: Public hearing for purpose of discussion on the Wetland Evaluation Handbook. This handbook is the manual used to conduct a functional evaluation of a wetland in order to obtain a conditional use permit as required by the Wetland Protection District zoning ordinance. A conditional use permit granted by the Planning Board would allow construction in a wetland.

Public hearing opened.

Public hearing closed.

Otis Perry motioned for adoption.

Mike McDonnell seconded.

VOTE U/A

ITEM #6: Public hearing for purpose of discussion on the Transportation Chapter of the Dover Master Plan. This Chapter of the Master Plan addresses twelve hazardous intersections, the Central Avenue corridor, and the N.H. Route 9 corridor.

Public hearing opened.

Paul ^{LaRoque} ~~Laroke~~ of 81 Littleworth Road had some concerns about the historical nature of Littleworth Road and that most of the houses there were more than 200 years old.

Bill Collins stated that with the upgrade of Route 9 interchange - some structures may need to be moved.

Public hearing closed.

OLD BUSINESS

Public hearing reconvened on the Site Review for McQuade Realty Convenience Store with Gas Pumps on Progress Drive.

Public hearing closed.

Public hearing reconvened on the Conditional Use Permit for McQuade Realty Convenience Store with Gas Pumps on Progress

Drive.

Atty. Doug Gray stated that the additional information that was requested has been presented.

Steve Leavenworth explained the tanks that were on the plans to be 3 with a 10,000 gallon maximum all made of steel.

Otis Perry questioned the double wall tank - will it still be used?

Mr. Leavenworth replied that they would still be using that.

~~Pete Bouchard asked who would be monitoring the system.~~

Mr. Leavenworth replied that it is all based on an alarm system and that the system would go off in the store.

Pete Bouchard asked if it would be tested

Mr. Leavenworth replied that it would be tested.

Al Bryant of Jetline stated that the EPA has rules and state regulations regarding the tanks. They must be inspected on a monthly basis and records must be maintained for 3 years.

Bill Collins stated that he had talked with the State and BCI and that double wall tanks with a fabric liner were recommended.

Public hearing closed.

Kevin Mone motioned for approval with the conditions:

1. must have a maintenance management system
2. double wall pipe ^{and tanks} with the fabric liner must be used
3. the City must be notified of the excavation to ^{see} ~~how far down the clay is~~ ^{verify} where the tanks will be.

Otis Perry seconded

VOTE U/A Joe Etelman obtained

Discussion of Quail Run on Sixth Street

Malcolm McNeill gave an overview of the proposal.

Discussion ensued, this item will be discussed at the next Planning Board meeting as there was not enough time.

Kevin Mone motioned to adjourn.

Pete Bouchard seconded.

VOTE U/A

Meeting adjourned at 10:05 PM.