

Meeting Minutes
Dover Planning Board
December 13, 1988

*Approved
as amended*

MEMBERS PRESENT: Harold Preston, Mike McDonnell, Jim Caliendo, Richard Lak, Pete Bouchard, Joseph Etelman.

MEMBERS ABSENT: Kevin Mone, Patty Torr, Otis Perry

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

Meeting called to order at 7:08 PM

ITEM #1: Approval of minutes. This was postponed until the next meeting.

ITEM #2: Consideration of an application for a major subdivision of land owned by William Leavitt, Assessor's Map J, Lot 19-E, zoned R-40, located on Old Garrison Road. (5 lots)

William Leavitt represented the application. He explained what was discussed at the Technical Review Committee meeting.

Mike McDonnell motioned to accept the application.

Pete Bouchard seconded.

VOTE U/A

Bill Collins reiterated the TRC comments. He also stated that WSPCC is still pending.

Public hearing opened.

Peggy McLaughlin - Garrison Road - stated that she hoped people wouldn't get over zealous of cutting down trees. Old Garrison is a scenic road, and she would like to see it remain a scenic road.

Ted Valpey of Bayview Road had two questions.

1. Will this subdivision result in any changes at the intersection of Bayview and Old Garrison?
2. The 5 acres that are remaining in the subdivision can they be subdivided in the future?

Bill Collins answered the first question. The only changes to the intersection would be the cutting away of brush on the right of way.

Bill Leavitt answered the second question stating that he had no intent of subdividing the remaining 5 acres at the present time.

Public hearing closed.

Site review scheduled for 12-17-88 at 9:00 am.

ITEM #3: Consideration of an application for an ADS subdivision of land owned by Robert Paolini, (Applicant: Sixth Street Associates) Assessor's Map B, Lot 18, zoned R-40, located on County Farm Cross Road. (50 Units)

Brian Holt represented the application. He stated that originally there were 52 units proposed. After being to TRC, it was a consensus that the units that were in the middle of the plan be moved so that the area can be used for recreation purposes.

Two units were removed and moved to group five soils.

Mike McDonnell asked if the two units that were moved were too close to the retention ponds.

Brian Holt replied that they fall within the setback.

Jim Caliendo motioned to accept the application.

Mike McDonnell and Joseph Etelman seconded.

VOTE U/A

Public hearing opened

Public hearing closed

Jim Caliendo motioned to approve with the following conditions:

1. Engineering comments on the drainage calculations must be incorporated;
2. WSPCC must be obtained;
3. The condominium documents must be submitted for review and they shall contain provisions stating the City has an option to take a piece of the open space for recreational purposes. This land shall be specified as to location and size and shall be along the eastern side of the land;
4. The 50 foot conservation district shall be shown on each side of Jackson Brook;

5. The existing on-site well must be filled or capped (depending on the type of well)
6. The engineering comments on the water line details must be incorporated (length of pipe past gate valves and location of blow-off valves).
7. All comments from Technical Review as per letter of 12-8-88 must be met.

Mike McDonnell and Joseph Etelman seconded.

VOTE U/A

ITEM #4: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Peter and Susan Rousseau, Assessor's Map K, Lot 1, zoned R-40, located on Dover Point Road and Middle Road.

Peter Rousseau represented the application. He stated that it was the same as the one that the Planning Board approved a couple of months ago, the only change was that lot 1 would have more frontage (80 ft.).

Pete Bouchard asked how many ^{an additional} lots could be obtained in lot 2. Since it is a dirt road.

Bill Collins stated that ^{it is possible that} 6 or 7 are available ^{by upgrading the road.}

Jim Caliendo motioned to accept the application.

Joseph Etelman seconded.

VOTE U/A

Public hearing opened.

Dan Ayers an abutter stated that he has no problem with this but would like to have the same option to do the same to his land.

Public hearing closed.

Mike McDonnell motioned to approve the application.

Jim Caliendo seconded.

VOTE U/A

ITEM #5: Consideration of acceptance of an application for a minor lot line adjustment of land owned by the Heritage Baptist Church, Assessor's Map M, Lot 56A,

zoned R-20, located on Dover Point and Middle Roads.

Bill Janelle represented the application.

Bill Collins stated that the property line to be abandoned should be noted on the mylar as L-81-I.

Mike McDonnell motioned to accept the application.

Jim Caliendo seconded.

VOTE U/A

Public hearing opened.

Public hearing closed.

Mike McDonnell motioned to approve the application with two conditions:

1. The property ^{line slated} ~~stated~~ for abandonment shall be labeled "to be abandoned" and the rear land be noted on the mylar as L-81-I, instead of "B"; and
2. WSPCC approval.

Joseph Etelman seconded.

VOTE U/A

ITEM #6: Consideration of acceptance of an application for a major subdivision of land owned by David Paolini, (Applicant: Briarwood Realty Trust) Assessor's Map K, Lot 14, zoned R-12, located on Middle Road and Briarwood. (3 lots)

Brian Holt represented the application. He stated that this was approved two weeks ago, but one abutter was not notified properly due to a wrong address.

Mike McDonnell motioned to accept the application.

Jim Caliendo and Joseph Etelman seconded.

VOTE U/A

Public hearing opened.

Atty. Al Souter representing Free Trade Inc. was opposed to the approval of the subdivision due to a question of a previously proposed conveyance of land to Widmark (Free Trade Inc). This section of land is 0.07 acres, and if conveyed would not give lot 39 enough frontage making it a non-conforming lot.

David Paolini stated that Briarwood Realty Trust are the owners of the whole parcel of land.

After deliberation the board felt that the plan before them was a surveyed and signed plan. If the conveyance does take place, then lot 39 and 38 must be combined since lot 39 would not have enough frontage with the conveyance.

Public hearing closed.

Jim Caliendo motioned to approve the plan as presented to the Planning Board.

Joseph Etelman seconded.

VOTE 3-2 Pete Bouchard and Mike McDonnell against. Motion carried.

ITEM #7: Public hearing for purpose of discussion on the Open Space/ Recreation and Natural Resources chapter of the Master Plan.

Mike Casino gave a synopsis of the chapter.

Peggy McLaughlin wanted to comment on the wonderful job that the Planning Department was doing on the Chapters for the Master Plan.

Public hearing closed.

ITEM #8: Public Hearing for purpose of discussion on the Historic Resources chapter of the Master Plan.

Bill Collins stated that nobody from the Historic District Commission was present and felt this should be put on hold so that a more in-depth opinion could be stated. Recessed until January 10, 1989.

ITEM #9: OLD BUSINESS

a) Discussion and vote on cluster concept for Rivers Edge II subdivision located on Henry Law Avenue.

Bill Collins stated that some modifications needed to be made in reference to the road layout and access to the City owned property.

Joseph Etelman motioned to approve the application for concept only.

Mike McDonnell seconded.

VOTE U/A

b) Discussion and vote on Quail Run subdivision located on Sixth Street.

Malcolm McNeill represented the application.

Pete Bouchard stated that the site distance and traffic still seemed to be overlooked.

Mike McDonnell shared the same feelings.

Bill Collins stated that the site distance is less than 400 feet.

Fred Sprague stated that it is about 375 feet.

Mike McDonnell questioned where the access for lot three would be.

Fred Sprague replied that it would be on Sixth Street.

Jim Caliendo motioned to approve with the following conditions:

1. All state permits be obtained;
2. The sidewalk be located on the northerly side of the street, opposite the wetland, and running from Sixth Street to the point of the wetland;
3. A note on the plat indicating that covenants will prohibit development on all types of group five soils;
4. Special Exceptions are required of the Zoning Board of Adjustment prior to crossing a Conservation District with private driveways; and
5. The developer, public works director, and the planning director must meet and derive an agreement on the role the developer is to play in correcting a safety problem on Sixth Street. Moe specifically the safety problem consists of a steep hill immediately south of the subdivision entrance.

If an agreement is not reached between these three parties the subdivision plan and all of its approvals return to the Planning Board for further deliberation.

In granting this approval the Planning Board also granted a Conditional Use Permit as per City Code 170-27.1F (1) (6) for crossing a wetland with private driveways and the subdivision road along with the following waivers:

1. As per City Code 155-33J, to allow a 1200 foot long

cul-de-sac instead of a 1000 foot cul-de-sac;

2. As per City Code 155-33A, to allow a 24 foot wide roadway in lieu of a 32 foot roadway; and
3. to allow a sidewalk on a single side of the street as opposed to two sides.

Pete Bouchard seconded.

VOTE 4-2 Mike McDonnell and Joseph Etelman opposed. Motion carried.

c) Discussion and vote on Sullivan Drive subdivision located on Sullivan Drive.

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

1. If the City establishes an assessment procedure for a new 12" water line along NH 16B, this development shall be assessed or charged the appropriate fee;
2. Comments in the letter from Paul Vlasich, dated 12/13/88, must be incorporated into the plan; and
3. A 15 foot easement to DOT for drainage and slope must be granted along the turnpike boundary;
4. 15 foot easement to DOT with drainage and slope.

Delete or insert the correct #4

This approval also contained two waivers:

1. A sidewalk be allowed on one side only along the upper portion of Sullivan Drive, past the existing houses; and
2. The radius for the right-of-way intersection with NH 16B not be required.

Joseph Etelman seconded.

VOTE U/A

d) Discussion on Capital Improvements Program.

It was the consensus of the board that the meeting for December 19, 1988 remain scheduled.

ITEM #10: Adjournment.

Meeting adjourned at 10:10 PM