

MEETING MINUTES
DOVER PLANNING BOARD
DECEMBER 20, 1988

MEMBERS PRESENT: Harold Preston, Otis Perry, Mike McDonnell,
Joseph Etelman, Pete Bouchard, Kevin Mone,
James Caliendo, Richard Lak.

MEMBERS ABSENT: Patricia Torr

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

Meeting called to order at 7:00 PM

ITEM #1: Approval of minutes

Minutes from November 22, 1988 were approved.

Minutes from December 13, 1988 were approved as amended.

ITEM #2: Public hearing for purpose of receiving public
comments on a proposal to rezone the area shown on
Tax Map H, Lots: 32, 32A-2, 32A-1, 33, 33A, 33B,
33C, 33D, 33E, 34 and 35 from R-20 single family to
B-4 Hotel/Retail Commercial.

Bill Collins explained the purpose of the proposal.

Public hearing opened.

Anthony Malarky stated that there was not any affordable
housing in that area. Route 9 and 155 has a major traffic
problem. Something needs to be done about the traffic first.

John Clark - 8 Clark Road - Concerned about the traffic
problem at the intersection of Rt. 9 & 155. He objected
strenuously to the rezoning.

George Lowell - 12 Bellamy Road - He stated that he agreed
fully with Mr. Clark's statement.

Dennis Quinlin - owner of lot 33E - against the rezoning.

Jim O'Donnell - Richardson Drive - He had come to the last
public hearing when a bigger area was proposed for rezoning.
His reason for objecting to it again was due to the traffic
problems.

Kevin Cooper - owner of lot 33A - against the proposal.

Nancy Sousane - 30 Bellamy - presented a petition in
accordance to RSA 675:5. This proposal should be in the best
interest of the residents of the area, not for the City of

Dover. She also stated that in a legal aspect this seems like spot zoning. She also stated that it would be detrimental to the safety and welfare of the residents in that area.

Doug Rogers - stated that he has been inconvenienced with the traffic flow. Something needs to be done about the traffic first.

Peter Harvey - Westwood Circle - Opposed to the rezoning due to traffic. He purchased his home because of the rural nature of the area. He didn't feel that it was the same. He presented a petition to the Chairman.

Wally Johnson - 20 Sunset Drive - He stated that he was in favor of the rezoning.

Bob Lapointe - 12 Old Littleworth Road - opposed to the rezoning.

Paul Vasher - Believed that the quality of life in Dover has gone down in the past 8 years. He has difficulty getting home from work in the afternoon due to the traffic problems in that area. Upset with what he has seen. Opposed to the rezoning.

Bill McQuade - City Council - stated that there is a real traffic problem in that area at peak hours. He wanted the board to consider the potential square footage of building space. He also asked the board to consider holding another public hearing in January to hear from those residents who may have not been able to make this meeting due to the upcoming holiday.

Gary Remers - Heritage Baptist Church - He was in favor of the rezoning. Because the City is proposing to rezone the area doesn't mean that they are not considering the residents.

Public hearing closed.

Kevin Mone asked if the Board would take any action on this proposal tonight?

Harold Preston stated that it was up to the Board.

Pete Bouchard asked if any traffic studies had been conducted by the State?

Bill Collins stated that he had spoken with DOT and they have scheduled reconstruction for 1991, and that there will be a four way intersection there.

Otis Perry motioned to recommend the proposal to the City

Council as proposed.

Pete Bouchard seconded.

Kevin Mone stated that most citizens are adamant with the traffic - the area shouldn't be rezoned until the traffic problem is dealt with. He further stated that he would like to amend the motion to Table it to another workshop until data from the State is available.

Joseph Etelman seconded.

Pete Bouchard stated that if for any reason it is rezoned any applicant would have to go before TRC and we would deal with the traffic increase at that point.

Otis Perry stated that the State was informed of a potential rezoning. Do they use any rules of thumb on the increase in traffic.

Bill Collins stated that they go by the Institute of Traffic Engineers and they estimate the increase in projected traffic.

Otis Perry then asked if they would include that information in the design or rezoning.

Bill Collins stated that it would be based on the R-20 zoning or the new zoning.

Kevin Mone stated that not knowing the State's intentions we shouldn't proceed with this.

Bill Collins stated that it was on their design table for this winter.

Vote 4-3-1 to recommend to City Council as proposed. Otis Perry, Pete Bouchard, Harold Preston opposed.
Richard Lak abstained.

Vote 4-3-1 to table the amended motion until DOT can show a design. Otis Perry, Pete Bouchard, Harold Preston opposed.
Richard Lak abstained.

Rezoning was tabled until DOT shows the Planning Department a design.

ITEM #3: Consideration of an application for a minor lot line adjustment of land owned by Hugh and Betty Vaughan, Assessor's Map 7, Lot 8, zoned RM-12, located on Boston Harbor Road.

Hugh Vaughan represented the application.

There was discussion regarding the right of way and whether it existed or not.

Otis Perry motioned to accept the application.

Mike McDonnell seconded.

VOTE U/A

Public hearing opened

Andrew McSenis stated that he used to travel through the right of way because it used to be Old Boston Harbor Road. It is easier now because of Route 4.

Public hearing closed.

Jim Caliendo motioned to approve with the following conditions:

1. Notations 4 & 5 on the plan must be deleted; and
2. The dashed lines labeled existing R.O.W. be deleted.

Joseph Etelman seconded the motion.

VOTE U/A

ITEM #4: Consideration of acceptance of an application for a minor subdivision of land owned by Viola Mackey, Assessor's Map L, Lot 60, zoned R-20, located on Dover Point Road.

Kevin McEneaney represented the application.

Mike McDonnell motioned to accept the application.

Jim Caliendo and Otis Perry seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Jim Caliendo motioned to approve with the change of the name on the final plan to Viola Mackey.

Joseph Etelman seconded.

VOTE U/A

ITEM #5: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Edmond Grady and George Rivers, (Applicant: Ojula Construction) Assessor's Map A, Lot 53G, zoned R-12, located on Long Hill Road.

Kevin McEneaney represented the application.

Otis Perry motioned to accept the application.
Mike McDonnell seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Otis Perry motioned to approve the application.

Mike McDonnell seconded.

VOTE U/A

ITEM #6: Consideration of acceptance of an application for a minor lot line adjustment of land owned by North East Federal Credit Union, Assessor's Map 28, Lot 27-219, zoned B-3, located on Central Avenue and Oak Street.

This item was recessed at the November 22, 1988 meeting.

Public hearing opened.

No comment.

Public hearing closed.

Otis motioned to approve the application.

Joseph Etelman seconded.

VOTE U/A

ITEM #7: Old Business

d) William Leavitt vote on subdivision

Jim Caliendo motioned to approve with the following conditions:

1. Old Garrison must be widened as much as possible

- across the site frontage without removing trees;
2. Old Garrison be improved to 12" of gravel across the site frontage;
 3. Lot 1 will have a driveway off of Bayview Road, and the remaining 3 lots must not have more than two driveways;
 4. A roadside swale with a culvert at the low point be installed along Old Garrison Road;
 5. Covenants be recorded with the deeds stating that there will be no increase in City services for those three lots; (Current services are described below)
 6. Sprinkler systems are to be installed in each house as proposed by the developer; and
 7. WSPCC approval be obtained for the subdivision.

The following represents the current Level of City services:

1. Rubbish pick-up will continue to be picked up at the corner of Old Garrison and Bayview;
2. school bus pick-up will be on and Bayview Road;
3. Grading of the road will be done seldom; and
4. Snow plowing will remain the same.

Mike McDonnell and Otis Perry seconded.

VOTE U/A

- b) Open Space/Recreation and Natural Resources Chapter of the Master Plan

Kevin Mone motioned to adopt the chapter.

Otis Perry seconded.

VOTE U/A

- a) discussion of CIP

Discussion ensued on what is to be proposed. More accurate numbers are required from the school department and the fire department.

Meeting adjourned at 10:00 PM