

DOVER PLANNING BOARD
MINUTES OF MEETING

Meeting Held: February 17, 1987 in the Council Chambers of the Municipal Building in Dover, New Hampshire.

Members Present: Harold Preston-Chairman, Les Elder, Patricia Torr, Pierre Bouchard, Nancy Sousane.

Alternates: Joseph Etelman, James McAdams for Tom Scharf.

Also Present: William Collins-Planning Director, Steve Stancel-Planner.

Item #1: Consideration of acceptance of an application for Site Review of land owned by Elliot Rose Co. of Dover, Inc. Assessor's Map K, Lot 19, Zoned B-3/R-40 at 32 Dover Point Road. (7,470 square feet of road space.)

Chairman Harold Preston stepped down stating that he was an abutter to the applicant.

Vice-chairman Les Elder assumes chair position.

Bill Collins reviewed the Site Review Screening Committee comments. Bill stated that the Fire Department and Engineering Department had not yet had the opportunity to respond to the revised plans recently received in the planning office.

Preston Samuel, engineer for Wright-Pierce explained the project.

Preston stated that the curbing at the end of the parking lot would be removed as requested.

Patty Torr motioned to accept the application for review; Pete Bouchard seconded.

Vote: U/A to accept for discussion.

Public Hearing opened:

Edward Hoginski, 230 Dover Point Road, asked for the dimensions on the deceleration lane.

Preston Samuels stated that the lane would be 75 feet long, 22 feet from the center line.

Public hearing closed.

Les Elder felt that the plans should be referred back to the Technical Review Committee for final comments.

Preston Samuel explained that any questions were of minor technical matter and asked for a conditional approval.

James McAdams expressed concern over delaying the project.

The site plan was referred to the Technical Review Committee with the understanding that the plan would be brought up under old business at the next Planning Board Meeting.

Harold Preston resumed chair.

Item #2: Consideration of acceptance of an application for minor subdivision of land owned by Raoul and Blanche Tetreau, Assessor's Map I, Lot 40A, Zoned R-12 on Back River Road.

Raoul Tetreau explained the project.

Les Elder motioned to accept the proposal, Patricia Torr seconded.

Public Hearing Opened. No comments

Public Hearing Closed.

Bill Collins requested that Tetreau use 8 inch water and sewer lines with 6 inch lines into houses.

Pete Bouchard suggested that the water line easement be extended to the western property line.

James McAdams expressed concern over the private road.

Bill Collins stated that the city was having problems with people subdividing their backyards with access by private road. Police and Fire Departments are finding many addresses difficult to find.

In response to a question from Pete Bouchard, Mr. Collins stated that the city is requesting street names and signs for private right-of-ways.

Pete Bouchard requested that a dead-end sign be erected.

Kerry Forbes, after receiving approval to speak, suggested that the city require a Homeowners Association on all private roads. Said Homeowners Associations would be responsible for road maintenance, trash removal and snow plowing.

Les Elder motioned to approve the subdivision with the following conditions:

- A. Mr. Tetreau provide an eight inch waterline from Partridge Lane to Back River Road.
- B. Mr. Tetreau provide an eight inch sewer line.
- C. Mr. Tetreau locate the water line as close to the edge of the easement as possible.
- D. Thirty foot water line easement be extended to the western property line.

Patricia Torr seconded.

Vote: U/A

(Board Member Nancy Sousane arrived at this point in the proceedings.)

Item #3: Consideration of acceptance of an application for minor subdivision of land owned by David and Jean Hills, Assessor's Map J, Lot 29, Zoned R-40 on Old Garrison Road.

David Hills explained the plan. Mr. and Mrs. Hills had changed their request from a major to a minor subdivision to avoid widening the road as required by the Technical Review Committee.

Pete Bouchard motioned to accept the plan as a minor subdivision, Les Elder seconded.

Vote: 5-1 approval, Les Elder dissenting.

Public Hearing opened.

Robert Boulanger stated that he was tired of hauling trash to the end of the road. He felt that he pays city taxes and should receive service.

Peggy McLaughlin stated that she had purchased her home knowing that there would be minimal city services and she prefers it that way. Ms. McLaughlin noted that a public hearing would be required before the road could be widened.

Patricia Fryars expressed concern over a strip of property located between lot one and her property. Ms. Fryars did not want a road going in so close to her property.

Robert Boulanger stated that the road had been widened many times without a public hearing. Mr. Boulanger requested that the city widen the road.

Robert Callan pointed out that individual landowners on the road had it written right into their deeds that they were responsible for their own services. Mr. Callan spoke in favor of Hills subdivision.

Ray Ackerman wanted an easement across the property for maintenance of a cemetery.

Peggy McLaughlin stated that according to RSA regulations, you can't stop someone from developing along scenic roads.

Larry Forbes noted that lot 3 can be served from same driveway serving lot 1.

Public Hearing closed.

Nancy Sousane motioned to approve with the following conditions:

- A) Lot 3 use the same driveway as lot 1.
- B) The N. H. Old Graveyard Association be granted a license for maintenance of graveyard.
- C) Statement of no city services written right on the deed.

Les Elder seconded the motion.

Vote: 5-1 approval, Les Elder dissenting.

Item #4 New Business

None

Item #5 Old Business

A) Discussion of Site Review for Gateway Associates' office building on Hanson Street.

Kerry Forbes stated that he had a revised site plan to come showing parking on abutting property.

Mr. Forbes went on to state that the proposed building would now be 24' X 44' instead of 24' X 34'.--

Parking lot catch basins to be piped into the ravine.

Second floor not to be occupied until additional parking is provided.

Waiver of 5 foot setback for parking lot @ spaces 4, 5, 6, 7, 9, 11, 13 and driveway entrance to office building.

Patricia Torr motioned to approve, subject to waivers for parking.

Les Elder seconded.

Vote: U/A

Other Business:

Bill Collins discussed new policy changes for the board to take up at a future meeting.

Patricia Torr motioned to adjourn

Pete Bouchard seconded.