

DOVER PLANNING BOARD
MINUTES OF MEETING

Meeting held: June 9, 1987, Municipal Building, Dover, NH.

Members Present: Harold Preston-Chairman, Pierre Bouchard, Patricia Torr, Les Elder, Joseph Etelman, Thomas Scharff, Mike McDonnell, Otis Perry.

Alternates Present: Claire Howe

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

Meeting called to order at 7:05 p.m.

Mr. Preston introduced the Board.

Item #1: Consideration of acceptance of an application for minor subdivision of land owned by Granite State National Bank (Applicant: Glen Davis), Assessor's Map 25, Lot 80, Zoned B-3 and R-12, Oak Street. (2 lots)

Brian Stern explained the project and understood that there was some concern about the zoning classification of the land. He offered to change the zone as posted on the plan from B-3 to R-12.

Bill Collins stated that the B-3 zone stops at Oak Street and therefore lots 2 and 3 should be labelled R-1R.

Mr. Elder questioned whether lot #2 was legal with its frontage located in another town.

Bill Collins replied what he felt it was.

Otis Perry motioned to accept. Mike McDonnell seconded.

Vote: U/A

Public hearing opened.

Paul McQuade felt that the application was in error as the zoning districts were not labeled correctly.

Mr. McQuade felt that the applicant should come in with new plans.

Public hearing closed.

Thomas Scharff motioned to table the plot until a correction was made in the zoning district. Les Elder seconded.

Vote: U/A

Item #2: Consideration of acceptance of an application for minor subdivision of land owned by Robert Sylvester, Assessor's Map N, Lot 22, Zoned RM-12, Cocheco Street (3 lots).

Bob Sylvester explained his request. He wants to give his daughter a piece of land off of the original lot.

Thomas Scharff motioned to accept. Otis Perry seconded.

Vote: U/A

Item #3: Consideration of acceptance of an application for minor subdivision of land owned by George Parsons Sr., Assessor's Map A, Lot 3, Zoned R-40, Varney Road (3 lots).

George Parsons explained his request.

Otis Perry expressed concern over an old well which was located on lot #3.

Mr. Parsons explained that an artesian well will be servicing lot #3.

Les Elder motioned to accept the application. Otis Perry seconded.

Vote: U/A

Public hearing opened.

Public hearing closed.

Les Elder motioned to approve subject to WSPCC, Driveway permit, notations on mylar that house be removed on lot #1 and that the well on lot #3 be noted as inactive.

Pete Bouchard questioned if other parcels had been subdivided off of the original lot and if so when.

George Parsons replied yes, about three years ago.

Les Elder withdrew his motion.

Mr. Collins felt that the application would probably have to be re-advertised as a major site.

Les motioned to table until the dates of the previous subdivision could be researched. Otis Perry seconded.

Vote: U/A

Item #4: Consideration of acceptance of an application for minor subdivision of land owned by Patrick Curry, Assessor's Map I, Lot 127; and Map J, Lot 14B, Zoned R-40, Piscataqua Road (3 lots).

Jay Stephens explained the plans. Pete Bouchard questioned the location of the septic field on original lot.

Mr. Stephens assured the board that the septic field for the original lot was located within that lot's boundaries.

Otis Perry motioned to accept. Les Elder seconded.

Vote: U/A

Public hearing opened.

Public hearing closed.

Mike McDonnell motioned to approve subject to WSPCC and Driveway Permit. Les Elder seconded.

Vote: U/A

Item #5: Consideration of acceptance of an application for Site Review of land owned by Raymond and Andrea Ross, (Applicant: Clipper Home Affiliates), Assessor's Map K, Lot 11, Zoned R-40, Middle Road. (72 unit Health Care Facility)

Harold Preston stepped down.

Les Elder assumed the Chair.

Claire Howe assumed Les Elder's position.

Dana Lynch explained the proposal. He stated that the project had received a variance in relation to height from the ZBA. The project also received a special exception for the crossing of a stream. State approvals had been applied for.

Bill Collins explained the Technical Review Comments.

A discussion arose as to whether the proposed congregate care facility should be classified as a nursing home or a multifamily.

Thomas Scharff felt that it was a nursing home.

Otis Perry disagreed.

Otis Perry motioned to accept, Thomas Scharff seconded.

Vote: U/A

Public hearing opened.

Fran Chickering stated that she was in favor of the facility. She did state that she would like to see a percentage of the units designated for low income elderly. Mr. Chickering would also like to see a percentage of the units be handicap accessible and barrier free.

Jay Stephens explained the plans. Pete Bouchard questioned the location of the septic field on original lot.

Mr. Stephens assured the board that the septic field for the original lot was located within that lot's boundaries.

Otis Perry motioned to accept. Les Elder seconded.

Vote: U/A

Public hearing opened.

Public hearing closed.

Mike McDonnell motioned to approve subject to WSPCC and Driveway Permit. Les Elder seconded.

Vote: U/A

Item #5: Consideration of acceptance of an application for Site Review of land owned by Raymond and Andrea Ross, (Applicant: Clipper Home Affiliates), Assessor's Map K, Lot 11, Zoned R-40, Middle Road. (72 unit Health Care Facility)

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Thomas Scharff felt that it was a nursing home.

Otis Perry disagreed.

Otis Perry motioned to accept, Thomas Scharff seconded.

Vote: U/A

Public hearing opened.

Fran Chickering stated that she was in favor of the facility. She did state that she would like to see a percentage of the units designated for low income elderly. Mr. Chickering would also like to see a percentage of the units be handicap accessible and barrier free.

Public hearing closed.

Tom Scharff motioned to approve. Otis Perry seconded.

Vote: 6-2, Passes. Otis Perry and Patricia Torr opposed.

Harold resumed the Chair position.

Item #6: Consideration of acceptance of an application for Site Review of land owned by Gerald Nash and Samuel Tamposi (Applicant: Richard P. Millette and Associates), Assessor's Map D, Lot 2, Zoned B-3, Plaza Drive. (140 units)

Daniel Callaghan, attorney, explained the application. He stated that he believed that the project has met with all of the requirements.

Mike Guilfooy, project engineer, explained that there would be 1500 feet of roadway and would not connect to Weeks Traffic Circle.

It is to have a completely closed drainage system.

Maximum coverage of lot will be thirty (30) percent.

Bill Collins covered the Technical Review Committee Comment. He explained that the project was placed on the agenda at the developer's insistence. The drainage plan had not yet been reviewed in detail.

Mr. Collins stated that a traffic report showed no major problems although the TRC has concerns about the Sixth and Whittier intersection as well as the Road width of Glenwood Avenue.

In addition, a hydrogeologic study conducted at the site indicated that the proposed construction would have an insignificant impact on the aquifer.

Bill Collins pointed out that the Interim Aquifer Growth Management Ordinance as well as the City Wide Growth Management Ordinance may apply to the project.

Discussion arose concerning the length of the right of way and the possibility of future expansion of the road to the Weeks Traffic Circle.

Les Elder and Otis Perry expressed concerns about traffic hazards should any future right of way to the circle take place.

Mr. Nash of Tamposi and Nash said that he would solve the problem by deeding the existing right-of-way between his project and the Weeks Traffic Circle to the city. He requested only to have an easement to put storm drainage through it.

Les Elder motioned to accept the application with the stipulation that the developer is aware of the City Wide Growth Management Ordinance, as well as the Interim Aquifer Recharge Management Ordinance, and that acceptance of the application in no way implies a waiver of any section of the two ordinances.

Mike McDonnell seconded.

Thomas Scharff motioned to table the application until utility and drainage concerns were addressed. Otis Perry seconded.

Vote: 3-4, fails.

Made motion to accept.

Vote: 5-2, Thomas Scharff and Les Elder opposed.

Les Elder again expressed concern over the fifty foot right of way.

Attorney Callaghan reiterated Tamposi and Nash's offer to deed the 50 foot easement to the City of Dover provided they receive an easement for a stormdrain.

Public hearing opened.

Dan Callaghan expressed his client's frustration. He pointed out that the developers had spent \$25,000 solely for a water study which showed no impact. He requested that the Board proceed deliberately and move to approve the project with conditions.

Sandy Niles expressed concern over the Plaza Drive-Whittier Street intersection. He suggested they move the intersection so that they abut up to each other.

Public hearing closed.

Pete Bouchard requested a date be set for site review.

The date was set for Tuesday, June 16 at 4:30 p.m.

Harold Preston instructed Bill Collins to set a future date for the project to come before the Board after the completion of the site review and drainage plan.

Item #7: New Business

Thomas Scharff commented that the City Council had authorized the administration to apply for a historic district survey. Anyone interested in a historic district commission please contact the mayor.

In addition, Mr. Scharff asked if all members had received the final version of the Conservation District.

Finally Mr. Scarff asked the status of the soils ordinance.

Mr. Collins explained that the Planning Department was still working on it.

Otis Perry motioned to adopt a policy mandating a high intensity soils study for all major subdivisions. Studies may be reviewed by an independent source to report to Bill Collins.

Les Elder seconded.

Vote: U/A

Otis Perry requested a high intensity soils study for the community leach field proposed on the Dean Fournier subdivision.

Bill Collins briefly discussed the masterplan and the creation of citizen review committees.

Mr. Collins also passed out revised exhibits for the citywide Interim Growth Management Ordinance.

Mr. Scharff expressed some thoughts on public housing and should we make possible exceptions for public housing?

Thomas Scharff motioned to adjourn, Otis Perry seconded.

Meeting adjourned at 9:30 p.m.