

DOVER PLANNING BOARD  
MINUTES OF MEETING

MEETING HELD: June 23, 1987 in the Council Chambers of the Municipal Building in Dover, New Hampshire.

MEMBERS PRESENT: Harold Preston-Chairman, Joseph Etelman, Patricia Torr, Les Elder, Reynold Perry

ALTERNATES PRESENT: James Caliendo, Claire Howe, Philip Rinaldi, and James McAdams for Thomas Scharff

OTHERS William Collins-Planning Director, Steve Stancel-Planner

Mr. Preston called the meeting to order at 7:05 p.m.

ITEM #1: Consideration of acceptance of an application for second review of an expired site plan of land owned by Kenneth Morin, Assessor's Map 16, Lot 10, Zoned UMUD on Charles St. (6 units)\*

Robert Murphy, Attorney, speaking on behalf of Ken Morin explained the site plan. The plan had been approved previously but there has been no work completed for one year due to an illness in the family.

William Collins read the Technical Review Committee Report.

James McAdams expressed concerns about the previous approval and lack of correspondence.

Les Elder motioned to accept the plans.  
Patricia Torr seconded.

Public Hearing Opened  
Public Hearing Closed

Les Elder motioned to approve subject to the Technical Review Comments from previous approval and previous Planning Board approval conditions.

Patricia Torr seconded.

VOTE: U/A

ITEM #2: Consideration of acceptance of plan of infrastructure improvements for the Mast Road Development consortium members: Dunn's Bridge Town Homes, Inc., Land Buy Unlimited of N.H. Inc.; White Enterprises, Inc., and RFT Development, Inc.; located in the Mast Road, Spruce Lane Area.

Jack MacLeod explained the infrastructure, he sang praises for Reynold Perry, Bill Collins, Bill Janelle, and Pete Bouchard.

William Collins reviewed the history of the Mast. Rd. Consortium. He explained that the property is zoned multi-family.

Mr. Collins detailed the agreement between the city and the

Mast Road Consortium, the terms of agreement guarantee offsite work completed prior to certificate of occupancies being given. .

Peter Silberman, Engineer for the Consortium discussed the infrastruce plan in detail, he stated:

- The total value of the infrastructure would be 2 million dollars.
- 16" waterline Mast Rd. to Spruce
- 12" waterline north to Mast Rd.
- 12" waterlines in development
- Consortium to replace entire Spruce Lane sewer line
- Traffic signal, Durham & Mast Roads
- Intersections Spruce and Mast Roads as well as, Mast and Back River will be straightened
- 5' sidewalk entire length of Mast Rd.
- widen Back River Rd. at least 24 feet

Renny Perry, City Manager discussed water and sewer installation fees. He stated that there might be credit given to the developers for offsite improvements.

Bill Janelle, City Engineer, explained that infrastructure plans, were designed to handle future growth. Mr. Janelle stated that the Technical Review committee requested a comprehensive drainage plan be provided.

Reynold Perry pointed out that the idea of a consortium is unique in New Hampshire.

Jim McAdams expressed concern over the drainage issue and pond capacities.

Bill Janelle stated that all ponds would be integrated together so that there would be no change in flow of Johnson Creek.

Mr. McAdams also felt that the residents on Mast Road should be serviced by city sewer.

Renny Perry explained that initially the City wanted developers to service the residents on Mast Rd., however, under law only realistic things can be passed on to the developer.

Mr. McAdams was concerned about a bottleneck on the Mast Rd. and Back River Rd. area.

Bill Collins saw no problem.

Phil Rinaldi asked what size the waterline in Morningside Park was.

Bill Collins answered six inches. The new lines will benefit the Morningside Park area tremendously.

Mr. McAdams questioned if a traffic study had been completed.

Bill Collins answered 'yes' a comprehensive traffic study was completed and explained the various improvements recommended.

Mr. McAdams asked if the state would go along with this.

Mr. Collins said there should be no problem, possibly time problems with installation of traffic signals.

Dick Gottschneider representing four (4) homeowners on Mast Road. Expressed concern over the lack of sewerage being provided to the people on Mast Rd. who do not currently have sewerage.

Reynold Perry explained that the city may pay for sewer line in the area.

Mr. Gottschneider asked when decision would be made.

Mr. Perry answered, soon.

Les motioned to accept application.

Jim McAdams seconded.

#### Public Hearing Opened

Dean Trefethan of 18 Spruce Drive suggested digging up the road. In such a fashion as to minimize inconvenience to neighbors.

He had no objections. He did state that he would like to see commercial development available, and further expressed that there was no place near for shopping.

Dale Goodwin of 67 Mast Rd. commented on the need to include sewer along Mast Road.

Bill Baber of Mast Rd. felt that there was no need to rush into any approvals. He expressed concerns about the drainage and the conditions of Spruce and Back River Rd.

George Hazard of 69 Mast Rd. expressed concerns about traffic and infrastructure.

Richard Lord of 25 Mast Rd. wanted the road constructed in such a matter as to minimize public inconvenience.

Dick Gottschneider stated that the road was unsafe, he asked what would happen if the market softens as far as getting infrastructure work done.

Ruth Harris was concerned about sewerage, trucks, traffic, and speed limits on Mast Rd.

Gene Angers of 89 Mast Rd. stated that Mast Rd. was a wet area. He would like to see the sewer, water, and the street improvements made before getting too involved with the project. Mr. Angers expressed concern over - Spruce and Mast Rd., no one is stopping at the sign. He would like to see the police enforce the area better.

Steven Lord of 250 Mast Rd. asked a number of questions. He asked if the Mast Rd. and Back River Rd. slope had been addressed.

Mr. Silberman explained plans for a 4 foot elevation change.

Mr. Lord asked about the traffic study counted Fords Landing and Davis Farms projects.

Mr. Silberman answered 'yes' plus others.

Mr. Lord stated that critical improvements to road system should be made before construction of units. He also expressed his concerns over the impact on the public school system.

Bill Baber expressed concerns that granite curbing along the road needs to be substantial to protect children

Public Hearing Closed

Les Elder stated that there should be a 1) change proposed for Mast Rd. and Rt 108 including traffic signals prior to occupancy of the units and 2) widening of roads prior to construction gravel shoulder, sewer and water lines installed.

Jack MacLoed stated that there was no control over the state and how long they would take. They will put the traffic signals as they can install, and don't want to miss a construction season.

Les Elder said that if the projects were approved tonight, would the developers start construction this season? Jack MacLoed answered 'yes'. He went on to say that a wider road, gravel base and shoulder, could be completed eight weeks from now.

Les Elder expressed concern about signalization of 108 and Mast. He would like to be assured of this in writing at the earliest possible date.

Les Elder motioned that Section 2-C read "Traffic signals are to be installed at the Mast Road and Durham Road intersection prior to occupancy of any projects within the MRDC."

Jim McAdams seconded.

Mr. McAdams proposed verticle curbing be installed on Mast Rd.

Renny Perry said they did not require verticle curbing for others.

Jim McAdams withdrew.

VOTE Amendments 2C: U/A

Les Elder motioned to amend Section 2D of the required off-site improvement to read 'Mast Road, from its intersection with Durham Road to its intersection with Back River Road, is to be widened to at least twenty-four (24) feet in width. The widened portion of the road is to receive a gravel surface prior to occupancy of any units in the MRDC.

Jim McAdams seconded.

VOTE: U/A

James Caliendo motioned to approve as amended.

Claire Howe seconded.

VOTE: U/A

ITEM #3 Consideration of acceptance of an application for minor subdivision of land owned by Redden Family Trust, (Applicant RFT Development Corp., Inc.) Assessor's Map I, Lot 20, Zoned R-20, RM-20, and RM-12, located on Mast Road (3 lots)\*

Ron Dyer, Attorney from Laconia, spoke on behalf of Redden Family Trust. He explained that they wanted to subdivide two additional lots off from the original property.

Les Elder stated that the additional driveway added to Mast Road bothered him.

Patricia Torr motioned to accept application  
Jim McAdams seconded

VOTE: U/A

Public Hearing Opened

Dale Goodwin of 67 Mast Rd. was concerned with the number of lots on Mast Rd. He also felt that the Lot 3 driveway may infringe on the Rt. 108 turning lane.

Public Hearing Closed

Les Elder stated that approval does not guarantee driveway/permit.

Les Elder motioned to approve.  
Claire Howe seconded.

Jim McAdams expressed concern that the driveway for Lot 3 would interfere with turning lane.

Bill Collins stated that all roadwork would be in the right of way.

VOTE: U/A

ITEM #4 Public Hearing and discussion of land owned by Redden Family Trust, (Applicant RFT Development Corp., Inc.) Assessor's Map I, Lot 20, Zoned RM-12, RM-20 and R-20 on Mast Road (239 condo units).

Rod Dyer explained the project.

Alan Lilly, landscape architect stated there was a gradual slope with well drained soils, in an R-20 zone (single family), RM-20 zone, RM-12 zone, maximum density (275 units), (239 units). He went on to state that there will be 2 access points, to create 15 cluster development throughout the project. Mr. Lilly went on to say there would be

evergreen and flowering trees for the buffer strip, sugar maples and red maples, and there would be shade trees in front of the building.

Peter Silberman, Paddock Engineer discussed the infrastructure improvements on site; As stated in February, natural gas will be provided in the area.

Bill Collins said that all on-site improvements will be privately owned and maintained. Tennis courts are not lighted.

Les Elder asked the status of the overall drainage plan.

Bill Collins said they were being prepared right now.

Bill Baber said that he has never seen a good landscaping plan come to fruition. It would be nice to come before the Planning Board without having to go to the Planning Office and eyeball projects.

Public Hearing Closed

Les Elder asked what happens if anyone of these plans are denied. Infrastructure etc.

Bill Collins stated that there would be very little impact. The other developers would have to pick up the slack.

Les Elder felt that all the projects be looked at at once.

Harold Preston stated that each project has to stand on its own.

Jack MacLoed said that each project must be individual. All developers sharing, anyone can go down the tubes.

Bill Janelle said he looked at each project and made recommendations. Plans need to be checked to see if they have complied.

Jim McAdams expressed concerns about not having the drainage plans. He was hesitant for final approval without them.

Bill Collins stated that Bill Janelle has received the individual plans.

Bill Janelle stated that they have okayed each individual plan.

Harold Preston asked if there were any problems with anyone.

Bill Janelle stated that in the case of Redden Pond, it is important to study the overall plan. It was a sensitive area.

Renny Perry felt that the projects could be conditionally approved.

Bill Collins said that by law post development run-off cannot be greater than pre-development.

Jim Caliendo motioned to approve with the following

conditions:

1. The comprehensive drainage plan be submitted and approved prior to the Planning Board Chairman signing the plans;
2. All applicable state and federal permits be obtained prior to the issuance of building permits; and,
3. The MRDC Infrastructure Plan be executed as described in the "Mast Road Development Consortium, Required Off-Site Improvements; June 23, 1987."

Joe Etelman seconded.

VOTE: 6 FAVOR  
1 OPPOSED Les Elder

ITEM #5: Consideration of acceptance of an application for minor lot line adjustment of land owned by Katherine Towle/Raymond C. and Mary C. Brown, (Applicant: Land Buy Unlimited of NH Inc.) Assessor's Map I, Lots 52 and 54, Zoned RM-12 on Mast Road.\*

Jack MacLoed explained the project.

Les Elder motioned to accept  
Pattie Torr seconded.

VOTE: U/A

Public Hearing Opened  
Public Hearing Closed

Pattie Torr motioned for approval  
Claire Howe seconded

VOTE: U/A

ITEM #6: Public Hearing and discussion of land owned by Katherine Towle/Raymond C. and Mary C. Brown, (Applicant: Land Buy Unlimited of NH Inc.) Assessor's Map I, Lots 52 and 54, zoned RM-12 on Mast Road (142 condo units, 56 buildings)

Jack MacLoed explained the project.

Paul Killian of Green Industrial explained that the retention pond will retain the drainage and that the flow will be controlled.

Jim McAdams asked the distance between roadways.

Mr. Killian answered 250 feet.

Mr. Rinaldi asked how far back from Back River Rd.

Mr. Killian answered 1/4 to 1/2 mile.

Public Hearing Opened

Bill Baber asked why two entrances? He felt that two entrances created a hazard.

Gene Angers of 89 Mast Road stated that he did not like two entrances and he was concerned about the drainage.

Public Hearing Closed.

Claire Howe asked if it was possible to take two entrances and make one, then split it off?

Mr. Killian said that the fire department preferred two entrances.

Mr. McAdams made an alternate suggestion for a double width entrance.

Bill Collins stated that he wouldn't be sure that anything would be gained by this. The size of this project merits two entrances for public safety.

Renny Perry motioned to approve subject to the same conditions as the previous plan.

Jim Caliendo seconded.

VOTE: 6 FAVOR  
2 OPPOSED Les Elder OPPOSED  
Claire Howe OPPOSED

ITEM #7: Consideration of acceptance of application for minor subdivision of land owned by White Enterprises, Inc.) Assessor's Map I, Lot 30B, Zone RM-12, on Mast Rd.

Doug Mellon said the parcel for the MRDC pumping station was 9200 square feet of land.

Claire Howe motioned to accept.  
Jim Caliendo seconded.

VOTE: U/A

Public Hearing Opened

Gene Angers asked if this was for the pump station.

His questioned was answered 'yes'.

Public Hearing Closed

Les Elder motioned to approve.  
Pattie Torr seconded.

VOTE: U/A

ITEM #8: Public Hearing and discussion of land owned by Charles White, (Applicant: White Enterprises, Inc.) Assessor's Map I, Lot 30 B, Zone R-40 on Mast Rd. (38 single family mobile home units, Sunnybrook)

Doug Mellon explained the project, 24 acres in size with 10 access of open space. Future utility easement to city.

Public Hearing Opened



ITEM #12: OLD BUSINESS

Les Elder requested that the Board allow him to change his vote on ITEM #2 to negative.

Harold Preston directed the minutes to note Les Elder's request.