

**DOVER PLANNING BOARD
MINUTES OF MEETING**

MEETING HELD: July 21, 1987 in the Auditorium of the Municipal Building in Dover, New Hampshire.

MEMBERS PRESENT: Harold Preston-Chairman, Pierre Bouchard James McAdams for Thomas Scharff, Patricia Torr, Reynold Perry, Michael McDonnell, Otis Perry

ALTERNATES PRESENT: Claire Howe, Philip Rinaldi

ALSO PRESENT: Steve Stancel-Planner, Mike Casino-Planner Gayle Labrie-Recording Secretary

The meeting was called to order by Chairman Preston at 7:05 P.M. The public was welcomed to the meeting and the Chairman introduced the Planning Board and Panel.

ITEM #1: Proposed amendment to Chapter 170, Section 170.28.6. Interim Growth Management District IV, Aquifer Recharge Area. Add 53 additional lots from Tax Maps: 38, 39, 40, A, C, D, H, and I.

On behalf of applicant, Attorney Joseph Millimet of Manchester stood up and was recognized by the chair. He stated that 4 studies showed that proper use of the land would not affect the quantity or quality of the water.

No Questions from the Board.

Otis Perry motions to recommend issue to City Council. Mike McDonnell seconded.

James McAdams motioned for amendment to exclude Map D, Lot 2 from the Aquifer Protection Ordinance.

Patricia Torr seconded.

Reynold Perry stated that he feels the lot should be included.

Steve Stancel stated that the soil analysis did indicate that the specified does not present a problem. However, he felt that the lot could get sold in the future and developed with a different use, therefore, he was against excluding the lot.

Pete Bouchard disagreed, and felt that the Board could require another soils analysis from any new developers.

Discussion ensued.

VOTE on the amendment 6 FAVOR
 3 OPPOSED Reynold Perry
 Mike McDonnell
 Otis Perry

VOTE: U/A to send recommendation to City Council.

ITEM #2: Consideration of acceptance of an application for site-review of land owned by James Tyson, Assessor's Map 27, Lot 113, Zoned RM-8, on East Concord Street. (5 units)*

The Chairman read the item and James Tyson and his engineer requested a 5 structure unit on 44-46 East Concord Street.

Otis Perry stated the application cannot be formally accepted because of the Growth Management Ordinance recently approved by the City Council.'

Chairman Preston agreed that the application cannot be legally accepted.

James McAdams suggested that Mr. Tyson apply to the Zoning Board of Adjustment for a variance from the ordinance and then return to the Planning Board.

VOTE: U/A Planning Board not to accept the application.

ITEM #3: Consideration of acceptance of an application for minor subdivision of land by Shaw's Realty Co., Assessor's Map 38, Lot 6-A-2, Zoned B-3, on Central Avenue (2 lots)*

Shaw's Realty withdrew application until future date.

ITEM #4: Consideration of acceptance of an application for minor subdivision of land owned by Wedgewood Builders Corp. (Applicant: Stephen Ellis) Assessor's Map F, Lot 30, Zoned R-40, on Littleworth Rd. (3 lots)*

Otis Perry motions to accept application.
Pete Bouchard seconded.

VOTE: U/A

Public Hearing Opened
Public Hearing Closed

Board wants site review for more information -
Site Review scheduled for 7/28/87 at 5:00 P.M.
City Engineer to review.

ITEM #5: Consideration of acceptance of an application for minor subdivision of land owned by Roxanne Ramsey, Assessor's Map I, Lot 63, Zoned RM-12 on Back River Road. (2 lots)*

The Chairman read the item and asked if there was anyone present to speak on the matter.

Roxanne Ramsey, owner of the property, stood up and stated that she already had state approval and would be receiving verification of this later in the week.

VOTE: U/A motion to accept application

Pete Bouchard showed concern about two driveway cuts on new lot. Septic field and tank all on one lot - where?

Approval with three conditions:

- 1) Driveway permit be obtained prior to construction
- 2) Water Supply and Pollution Control Permit
- 3) Location of existing leach field to be shown on plan

Mike McDonnell motions to approve.
Otis Perry seconded.

VOTE: U/A

ITEM #6: Consideration of acceptance of an application for minor subdivision of land owned by David and Jean Neally, Assessor's Map I, Lot 29, Zoned R-40 on Spruce Lane (2 lots)*

The Chairman read the question and David Neally stood up and stated he only owns Lots B & C, he would like to make 3 lots out of them. He also states that there is a total of 6.4 acres in the estate.

Patricia Torr moves to accept.
Philip Rinaldi and Otis Perry both seconded.

Public Hearing Opened

Jay Stephens of 33 Spruce Lane, said that he supports this subdivision.

No Other Comments.

Public Hearing Closed

Claire Howe motioned to approve with two conditions:

- 1) Water Supply and Pollution Control Permit to be obtained
- 2) Driveway Permit be obtained

Otis Perry seconded.

VOTE U/A

ITEM #7: Consideration of acceptance of an application for minor subdivision of land owned by Armand DiMambro, Assessor's Map I, Lot 95, Zoned R-40, on Piscataqua Road. (3 lots)*

The Chairman read the item and Paul Connolley, Engineer with Civilworks stood up and explained the project.

Mike McDonnell motioned to accept.
Claire Howe seconded.

VOTE: U/A

Public Hearing Opened
Public Hearing Closed

A brief discussion ensued concerning the soil information and the location of leach fields.
Site Review for Thursday 7/23/87 at 5:00 P.M. to specify where driveways are to be. Jim Hayden to look at soil information.

ITEM #8: NEW BUSINESS: Marina Landing

Zoning Board of Adjustment to put on August agenda.

Pete Bouchard wants construction schedule before he approves an extension of time to complete the improvements.

Otis Perry motions to recommend to ZBA for special exemption to allow improvements as recommended by the Soil Conservation Commission.

Pete Bouchard seconded.

VOTE: U/A

Other issues to be taken up at next meeting.

a. Harold Preston introduced discussion on extraction permits.

Reynold Perry states that the Planning Department should notify gravel pit owners of ordinance.

Dick Selleck wants to turn the whole thing over to the Planning Board.

Discussion to be taken up at future meeting.

- b. Harold Preston discussed the three lots within four years minor subdivision policy. He questioned whether a written policy was ever made.

Steve Stancel stated that he had contacted Scott Woodman concerning the subject and Scott felt that the best way to handle the Board's concerns would be through the subdivision regulations.

It was the general concensus of the Board to refer the subject to the Planning Office with the request of having an ordinance amendment drafted for the August 11 meeting.

ITEM #9: OLD BUSINESS

- a. Request for waiver of policy for Katherine Towle subdivision

Harold Preston stated that this should be tabled until the next meeting of August 11. This would enable the Planning Board to contact Scott Woodman for an opinion of the subdivision table.

- b. Charles Street Sewerage Pump Station Interim Growth Management Ordinance.

James McAdams motions to accept Bill Collin's memo of 7/17/87 (Growth Management Be Allowed To Expire)

Steve Stancel said that this will expire 8/13 as scheduled.

Mike McDonnell seconded.

VOTE: U/A

- c. Governor Sawyer Lane

Attorney Jack Dolan, stood up and spoke on behalf of Crosier Development and stated that the plans specified concrete sidewalks in error, rather they should have stated bituminous.

He also stated that the residents of this subdivision held a meeting and 24 of the lot owners were unopposed to the change, while 4 lot owners were opposed, and 4 lots were unaccounted for.

Attorney Dolan then requested a waiver to use bituminous

rather than concrete.

Steve Stancel then said that Scott Woodman stated that the City does not have any liability in the matter.

Pattie Torr motioned to accept waiver for asphalt instead of concrete.

Otis Perry seconded.

VOTE: 4 - FAVOR
4 - OPPOSED

Meeting adjourned at 10:09