

DOVER PLANNING BOARD  
MINUTES OF MEETING

MEETING HELD: December 8, 1987 in the Council Chambers of the Municipal Building.

MEMBERS PRESENT: Harold Preston, Les Elder, Patricia Torr Tom Scharff, Mike McDonnell

Joe Etelman came in at 7:15 while discussing Item #2  
Reynold Perry came in at 7:30 while discussing Item #2

ALTERNATES PRESENT: Jim Caliendo

OTHERS: William Collins-Planning Director, Steve Stancel-Planner, Michael Casino-Planner, Gayle Labrie-Recording Secretary

Chairman Preston called the meeting to order at 7:04 P.M., introduced the Board and welcomed the public.

ITEM #1: Consideration of acceptance of an application for minor lot line adjustment of land owned by Ruth Ham, (Applicant: Liberty Mutual Insurance Co.) Assessor's Map E, Lot 24, Zoned E.T.P. Sixth Street.\*

Attorney John McMahon representing Liberty Mutual explained the lot line adjustment and asked if there were any questions.

Otis Perry motioned to accept the application.

Tom Scharff seconded.

VOTE: U/A

Public Hearing Opened

Public Hearing Closed.

Mike McDonnell motioned to approve application.

Tom Scharff seconded.

VOTE: U/A

ITEM #2: Consideration of acceptance of a site plan review of land owned by Strafford Medical Associates (Applicant: Durgin Schofield Associates) Assessor's Map 28, Lot 37, Zoned R-12, Old Rollinsford Road.\*

Dick Gottschneider, representing the buyer and seller explained the project.

Otis Perry stepped down at this point because of personal reasons.

Bill Collins summarized the Technical Review Comments, and stated Mr. Gottschneider had already explained them.

The Board pursued the discussion.

Tom Scharff motioned to accept the application.

Mike McDonnell seconded.

VOTE: U/A

Public Hearing Opened

Public Hearing Closed

Tom Scharff motioned to approve the application subject to the conditions set forth by the Technical Review Committee.

Mike McDonnell seconded.

VOTE: U/A

ITEM #3: NEW BUSINESS

- a. Discussion of the placement of a stop light on the corner of Mast Road and New Hampshire Rt. 108 by the Mast Road Development Consortium.

Bill Collins explained the project. Mr. Collins stated that a letter was received from the Department of Transportation on November 17, 1987, and proceeded to read the letter to the Board. The letter stated that their jurisdiction stopped at the intersection, and it was the City's determination whether or not a stop light was required.

Pete Bouchard expressed concern as to why it took so long to hear from the Department of Transportation.

Bill Collins stated that he had only verbal conversation regarding the matter in October.

Attorney Michael Donahue, stated his views on the matter. Attorney Donahue stated that chronologically 100 units would be ready for certificate of occupancy before everything was completed. He further stated that this had been review by

Bill Janelle and Pete Bouchard.  
Mr. Donahue expressed that the work would be complete by August 1, 1988.

Tom Scharff asked if this was reasonable to the Public Works Director and the Planning Director.

Pete Bouchard, Public Works Director, stated that sounded pretty good.

Bill Collins, Planning Director stated that 60 days for city review was comfortable for the city.

Tom Scharff moved to extend the date no later than 8/1/88.

Les Elder seconded for discussion.

Board ensued discussion.

VOTE: U/A

- b. Discussion of Cocheco Falls Millworks (Pearson Development Corporation) Development of 135 one bedroom units, and 55 two bedroom units (190 total).

Jim Caliendo sits in for Otis Perry.

Attorney Malcolm McNeil, representing Mr. Pearson explained the project in detail.

Timothy Pearson stood and explained that this would be a 4 phase project -

- 22 (2) bedroom units by 1988
- 34 apartments by 1989
- 34 apartments by 1990
- balance by 1992

Mr. Pearson explained that the project would be monitored during the first two phases, and that there would be multi-level parking.

Attorney Paul Koneska explained the Traffic Report Analysis done for this project.

Pete Bouchard expressed concern about green time north to south.

Discussion ensued regarding traffic.

Attorney McNeil explained that they have complied with zoning, the B-2, UMUD, and the CWD zones.

Pete Bouchard asked what else would be required for the package.

Bill Collins stated two issues: 1) Site Plan Review and 2) Parking

Counselor Tom Duffy, Chairman of the Ordinance Committee expressed his concerns over the project.

Counselor Jim O'Neil also stated his concerns over traffic and parking.

City Attorney Scott Woodman stated that he agreed with Attorney McNeil, that the site regulations do not apply to this project.

Reynold Perry agreed with Attorney Woodman.

Counselor Duffy disagreed with Attorney Scott Woodman, and City Manager Reynold Perry.

The Board ensued the discussion.

Harold Preston closed discussion by stating that he was glad to see something happen to the mill, and hoped to see it happen. He expressed that Mr. Pearson appeared before the Board at this time as a courtesy.

Mr. Pearson added that when parking was needed he found parking.

Attorney McNeil thanked the Board for allowing them to be heard.

#### ITEM #4: OLD BUSINESS

a. Discussion for final approval of a major subdivision of land owned by David and Joyce Sanderson (Applicant: Armand DiMambro) Assessor's Map L, Lot 49, Zoned R-20, on Dover Point Road, (Twin Rivers - 12 lots)

Jay Stephens, representing Mr. DiMambro explained the project. He stated that they were now looking for final approval and expressed that all requirements have been met.

Bill Collins stated that all the conditions had been met.

Otis Perry questioned the vegetation and easement.

Bill Collins stated that it was all in the Right of Way.

Tom Scharff motioned to take off table.

Mike McDonnell seconded.

Bill Collins stated that the Homeowner's Association documents be recorded.

VOTE: U/A

b. Consideration of approval for minor subdivision of land owned by Paul Martel Sr. (Assessor's Map E, Lot 57, Zoned R-20, Tolend Road (3 lots)

Jim Caliendo sits in for Harold Preston.  
Les Elder takes Chair.

Bill Collins' read a letter from Mr. McGee which stated to basic points. 1) confusion over application for variance and 2) 2 of the lots have no frontage. Mr. Collins stated that personally he had never heard variances to expire, they stay with the land.

Attorney Jerome Grossman spoke on behalf of Paul Martel.

The Board ensued discussion.

Bill Collins stated that the information before the Board was just received that evening.

Tom Scharff motioned to table.

Otis Perry seconded.

Tom Scharff expressed the need to get:

- 1) the City Attorney's opinion
- 2) upgrading of right of way
- 3) access to Lot 1 from Upper Factory Rd in the future

c. Discussion and update of the Master Plan.

Bill Collins stated that another workshop will be set up for Land Use Components.

The Master Plan discussion should be done at the workshop.

It was agreed that the Land Use Discussion Workshop would be held on January 5, 1988 at 7:00 P.M.

The following minutes were approved:

June 23, 1987

Joe Etelman motioned to approve

VOTE: U/A

July 7, 1987

Les Elder motioned to approved

Joe Etelman seconded

VOTE: U/A

July 21, 1987

ITEM #1: Patricia Torr did not oppose

OPPOSED were Reynold Perry and Otis Perry

Minutes to show correction

Patricia Torr motioned to approve.

Mike McDonnell seconded.

VOTE: U/A

August 11, 1987

Pete Bouchard stated:

Minutes to show corrections

1) Shaw's NO utilities on Central Ave.

2) Aspen Ridge instead of Crosier

Mike McDonnell motioned to approve

Tom Scharff and Joe Etelman seconded

VOTE: U/A

September 8, 1987

Minutes to show correction

1) On Page 8 strike out Bill Collins'

Les Elder motioned to approve

Joe Elelman seconded

VOTE: U/A

October 6, 1987

Les Elder motioned to approve

Mike McDonnell seconded

Meeting adjourned at 10:06 P.M.