

DOVER PLANNING BOARD  
MINUTES OF WORKSHOP

Date of Workshop: April 1, 1986, Municipal Building, Dover, New Hampshire.

Members Present: George Maglaras-Chairman, Harold Preston, Craig Williams, Otis Perry, Thomas Scharff, Pierre Bouchard, Les Elder, Robert Seaver.

Alternates Present: Nancy Sousane, Patricia Torr.

Also Present: Jim Hicks-Director, Strafford Regional Planning, Michael Casino-Assistant Director, Strafford Regional Planning, Berrie Donovan-Recording Secretary.

Subject of Workshop: Revised Subdivision Ordinance.

Mr. Maglaras began the workshop at 7:05 P.M.

Mr. Hicks asked permission of the Board to use Dover as an example in testifying before the State Legislature on a Bill which would limit Growth Management Ordinances to two years with a five year period in between.

Board Members concurred that Mr. Hicks could use Dover as an example.

The following are the comments from Board Members, Mr. Hicks and Mr. Casino:

Change the name of the Site Review Screening Committee to a more generic title, such as the Technical Review Committee to accomodate both site review and subdivision review.

If a review of a minor subdivision by the Screening Committee is waived by the Planning Director, the Director's comments and reasons for waiver must be presented to the Planning Board in writing. (155-9:G)

A suggestion was made that upon submission of a formal application for subdivision, only four or five copies of the plan are necessary in that the applicant will undoubtedly need to make changes on the plan after meeting with the Screening Committee. Twelve copies will be necessary for Planning Board consideration.

Posting time for minor lot line adjustments (lead time for Planning Board consideration) should be looked into and incorporated into the regulations.

A special reference to "Public Hearing" should be maintained in the regulations in order that the public will easily identify that section of the regulations dealing with requirements of the public hearing.

Mr. Hicks will check with other communities to see how WSPCC approval is handled in the case of minor subdivisions, whether they are approved contingent upon receipt of WSPCC approval, whether mylars may be signed before approval of WSPCC is granted, etc.

Mr. Williams left at this point in the workshop (8:05 P.M.)

Mr. Hicks indicated that he would get together with the appropriate City Officials to gather the technical data necessary in upgrading certain areas of the regulations.

The length of dead end roads (cul-de-sacs) needs to be addressed. Many recent proposals call for a longer length than the 1,000 feet limitation currently in the regulations.

City Attorney Scott Woodman should review proposed 155-45:B with regard to maintenance of private sanitary sewers.

A suggestion was made to deal with the community septic systems through the Health Code.

A revamping of Dover's fee structure is necessary. Mr. Hicks read example fees from other comparable cities in New Hampshire indicating Dover's fees are antiquated.

A new definition of "private roads" is necessary in light of the City Council's change of language in approving four lots on a private road.

A new definition of "non-residential use" is necessary.

Moved by Torr; seconded by Seaver to adjourn at 9:30 P.M.