

DOVER PLANNING BOARD
MINUTES OF MEETING

Meeting Held: July 8, 1986, Municipal Building, Dover, New Hampshire.

Members Present: George Maglaras-Chairman, Harold Preston, Reynold Perry, H. Les Elder, Thomas Scharff.

Alternates: Patricial Torr, Nancy Sousane (arrived late)

Also: William Collins-Planning Director, Berrie Donovan-Recording Secretary.

Ms. Torr sat in as an alternate for Otis Perry.

Item #1: Application for site review of land owned by Howard W. Hoff, Jr. (applicant: Daniel J. Philbrick), Assessor's Map 4, lot 59, zoned RM-8 at 45 New York St.

Dana Lynch, Engineer for the project, explained the six additional units to the original three. He explained that the water line has been upgraded to accomodate the sprinkler system; that 4,500 square feet of open space will be provided where only 1,800 is required.

(Ms. Sousane, Planning Board Alternate, arrived at this point in the proceedings.)

Bill Collins stated that the applicant has been to the Site Review Screening Committee (SRSC) and has met all the requirements set forth.

Mr. Scharff motioned to accept; Ms. Torr seconded.
Vote: U/A to accept application for discussion.

Public hearing opened:

James Randazzo, 47-49 New York Street, spoke against citing a problem with the increased parking on the street.

Carmella Randazzo, 47-49 New York Street, spoke against citing the overcrowded street and stating that if the project is approved she would like a six foot matchboard fence on the property line between her land and the new project.

(Mr. Williams, Planning Board member, arrived at this point in the proceedings.)

Susan Picard, 37 New York Street, spoke against stating that snow removal will be a problem, and that there could be an increase of 18 children, posing a safety problem considering that a traffic problem already exists.

Nel Thomas, 36 New York Street, spoke against citing the increase in on-street parking.

Ed Loeser, 55 New York Street, spoke against citing traffic congestion.

John Keman, 51 New York Street, showed the Board a schematic of existing, available, on-street parking and questioned where an increase of vehicles would park. He also noted that snow removal would be a problem, and that the three story building would be too tall for the zone.

Marion Dionne, New York Street, spoke against.

Rob Bernier, 35 New York Street, spoke against citing the possible safety hazards to the increased number of children.

Lud Keman, New York Street, spoke against.

Paul Sesin, Twombly Street, spoke against.

Jim Fernald, 44 New York Street, spoke against the increased density.

Public hearing closed.

Dan Philbrook, applicant, explained that 18 parking spaces will be provided, that there will be plenty of room for children to play on the site, and that the traffic congestion is at the opposite end of the street. He noted that traffic would exit onto Broadway.

Mr. Elder asked what the comments of the Police Department and Public Works Department were with regard to snow removal.

Mr. Collins stated that the Police Department had no comment, that there had been no discussion on snow removal in the street, but that snow could be piled up on the front of the new parking lot.

Mr. Maglaras stated that all drainage would have to be handled on

site, that the City Council was the body who made the no parking rule on the east side of the street, and that the parking problem has existed for many years.

Mr. Preston noted that the plan needs a surveyor's stamp and asked for an on-site review of the property.

Mr. Maglaras requested that all corners of the parking lot be staked and set the site review for July 10, 1986 at 5:30 P.M.

Mr. Maglaras also instructed the applicant to make reference to a recorded survey on the site plan, and stated that a 2:1 slope must be maintained in the parking lot.

Item #2: New Business.

a. Discussion of definition of "petition".

Mr. Maglaras stated that a definition of "petition" must be made to prevent just one person from shutting down the City with a petition as set forth in our zoning code now. He noted that the petitioner must bear the cost of the mechanics of the petition.

It was decided to check with other cities to determine the fashion in which they handle petitions.

Item #3: Old Business.

a. Continued discussion of major subdivision of land owned by John Kepics (applicant: Quadrant Residential Corporation), Assessor's Map A, lot 47, zoned R-40 on Sixth St.

Attorney Schulte, representing Quadrant, stated that a homeowner's association is being set up to cover maintenance of the drainage swale and cutting of trees.

Mr. Maglaras stated that the document must be presented ahead of time for review.

Mr. Preston noted that there is a problem with the perc tests and that they were done in February when the ground was frozen.

Mr. Schulte noted that they will have a soil scientist prepare a letter to the Board explaining the procedure and results.

Mr. Collins noted that the Board is to consider a waiver for the length of the street, that a homeowner's association is necessary for maintenance of the drainage swale and vegetation along the street, and that a treatment swale needs to be relocated because the rip-rap is currently in the Conservation District.

Mr. Williams motioned to grant preliminary approval for the sole purpose of obtaining State approvals; Mr. O. Perry seconded.

Vote: 2-5 denied (O. Perry, Williams voted for)

Discussion followed on reimbursement to the developer when landowners hook into the proposed extension of the water line up Sixth Street.

Mr. Bouchard noted that the Planning Board does not have the authority to require a water line fee.

It was determined that the Planning Board needs time to review the homeowner's association, needs to address the concerns on the test pit information on lots 32 to 46, the protection of the vegetation along the street, and the swale/Conservation District, and the flare of the roadway onto Sixth Street.

The applicant agreed to cut the swale back to allow dissipation and sheet flow into the Conservation District, the plan would be revised to show house numbers, and the drainage calculations will reflect the relocation of a pipe from one lot to another.

Discussion followed on reimbursement to the developer for hook-ins to the water line again. Mr. Collins stated that a comprehensive ordinance should be written for this purpose. Mr. Maglaras suggested that Mr. Scharff report to the City Council and that two Planning Board members will be appointed to participate in the discussions.

b. Continued discussion of site review of land owned by Spinelli Corporation (applicant: Ernest Carrier), Assessor's Map 6, lot 54E, zoned B-2 on Fourth Street.

Mr. Maglaras stated that a site review was held by the Planning Board, and that the applicant will eliminate the plus and minus on the 15 foot setback.

Mr. Scharff motioned to grant the waiver of the requirement which does not allow paving within 10 feet of the front property line.

The applicant is requesting only a seven foot setback. Ms. Torr seconded.

Vote: U/A

Mr. Scharff motioned to grant the waiver of the sidewalk requirement. Mr. Elder seconded.

Vote: U/A

Ms. Torr motioned to approve the application for site review subject to waivers and conditions of the Site Review Screening Committee. Mr. Elder seconded.

Vote: U/A

3. Discussion of rezoning proposal of Silver/Lexington Street area.

Donald Bryant, resident of the area, stated that the neighbors want an R-12 zone, and that by allowing changes on a special exception basis is not enough.

Mr. Maglaras stated that the RM-10 zone was originally created to allow the larger homes in the area to convert to more units during the oil crunch.

David Dopp, Silver Street, stated that Dover is changing, there is a larger middle class, and that the area should be frozen until a master plan is final.

Mr. R. Perry noted that the biggest problem is the non-conformities that will be created by the R-12 zone.

Mr. Dopp noted that the non-conformities decrease dramatically when the east side of Cushing Street is dropped from this rezoning proposal.

Councilman McAdams stated that the neighbors have done a lot of the work on this proposal and that the facts show that the zone would support a single family zone.

Mr. Maglaras stated that the next workshop would be concerned with this rezoning proposal, and that the Board would play out the space requirements and special exception as well as consider moving the line on Cushing Street.

d. Discussion of Conservation District.

Mr. Scharff motioned to approve Growth Management III; R. Perry seconded.

Mr. R. Perry noted that we need to look at the average vs. peak flow and questioned whether Growth Management III in one section of the City makes sense in light of the status of the existing plant. He noted that this proposed ordinance needs to go to the City Council, but in the meantime, research needs to be done on this.

The motion was amended to include the resulting statistics from this research.

Vote: U/A to approve Growth Management III

e. Fee Schedule.

Mr. Elder motioned to approve the revised Site Review Fee Schedule; Mr. Scharff seconded.

Vote: U/A

A site review was set for Tideview Estates for July 17, 1986 at 4:00 P.M.

It was decided that minutes will now be placed at the beginning of the agenda for approval.

The meeting was adjourned at 10:45 P.M.