

E. J. ...

**DOVER PLANNING BOARD
MINUTES OF MEETING**

Meeting Held: Tuesday, August 5, 1986, in the Municipal Building, Dover, New Hampshire.

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

Alternate: Patricia Torr

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

Mr. Maglaras convened the meeting at 7:05 P.M.

Ms. Torr sat in for Ms. Sousane who was absent.

Mr. Maglaras noted that Mr. Williams was seated on the Board and explained that the City Council had voted to remove him from the Board. He further stated that he has had a verbal consultation with the City Attorney who has stated that Mr. Williams has no right to sit on the Board. He then asked Mr. Williams to step down.

Mr. Williams stated that he would step down under protest.

Mr. Elder asked if Mr. Williams could be asked to step down if he is not a member.

Mr. Maglaras stated that he does not want to get into an adversarial roll with Mr. Williams, therefore he will continue to ask Mr. Williams to step down if he assumes a seat on the Board.

Item #1: Public hearing on revisions to the Subdivision Regulations.

Mr. Collins explained that the changes in the regulations are mostly procedural in nature to bring the local regulations consistent with State Law, contain the new fee structure, technical changes and new guidelines for the Alternative Design Subdivision.

Jim Hicks, Executive Director of Strafford Regional Planning and

who revised the regulations, explained the final changes leading to this fourth revision of the regulations.

Public hearing opened: no comment.
Public hearing closed.

Mr. Hicks stated that the City Council must pass an ordinance dealing with enforcement of these regulations.

Mr. Collins suggested that a Chapter 156 be set up by the Council to lay out an ordinance to enforce these regulations.

Mr. O. Perry suggested adding another definition, that of "conditions precedent".

Mr. Collins stated that the City Attorney has reviewed the regulations and determined that they are sound with the exception of 155:31-M which is unenforceable, and that proposals not yet accepted by the Planning Board will be assessed new fees.

Mr. Hicks stated that any further changes should be submitted to him to enable him to submit the final draft for adoption. He stated that he would send the original to Mr. Collins as well as the software involved in its revision.

Mr. Maglaras thanked Mr. Hicks for the amount of time he has given the Board in the absence of a Planning Director and for time spent in revising the Subdivision Regulations.

Item #2: Discussion and possible preliminary approval for Jensen's Mobile Home Park on Garrison Road, Map J, lot 2, Zoned R-40. Preliminary approval would be for the sole purpose of allowing the application to go forward to the Zoning Board of Adjustment for a Special Exception.

Mr. Maglaras noted that this item is on the agenda to enable the applicant to go to the Zoning Board of Adjustment and apply for the Special Exception necessary before the Planning Board can grant any approval. He stated that the applicant would be unwilling to participate in any upgrading of the infrastructure on Garrison Road with other developers until the Special Exception has been granted.

Mr. Collins stated that he has done some research to determine a definition of mobile home, manufactured housing, and modular homes. He stated that he has discussed the matter with the City

Attorney who stated that the terms manufactured and mobile home can be used interchangeably and are designed with the intention of moving, both having a chassis. He noted that this is consistent with our regulations. He further noted that a "doublewide" is permissible if both halves have a chassis, and that modular homes are not permissible.

Gene Webber, engineer representing Jensen's, explained that they are seeking conceptual approval and if granted would be willing to participate in upgrading the infrastructure of Garrison Road. He also stated that the homes they are proposing definitely have a permanent chassis.

Mr. Elder stated that he wished it made clear to the Zoning Board of Adjustment that the Planning Board is not endorsing this application.

Mr. Maglaras stated that the ZBA will deal with the traffic and diminution of value.

Mr. Scharff inquired as to whether Mr. Collins would handle this issue with the ZBA to which Mr. Collins stated he would.

Mr. O. Perry motioned to grant preliminary approval for the sole purpose of sending this application to the ZBA; Mr. Preston seconded.

Vote: U/A

Mr. Preston motioned to adjourn; Mr. Elder seconded.

Vote: U/A

Mr. Maglaras adjourned the meeting at 7:45 P.M.

Mr. Collins announced that Steve Stancil will join the Planning Department as a Planner beginning August 25, 1986.

Mr. Preston noted that according to a map of Lancaster Street he has located, Lancaster Street was never owned by the City.

Mr. Maglaras stated that the Planning Board will take the issue of unaccepted City streets one at a time.

