

DOVER PLANNING BOARD
MINUTES OF MEETING

Held: July 16, 1985
Council Chambers
Municipal Building
Dover, NH

Members Present: Chair George Maglaras, Vice-Chair Harold Preston, Stephanie Faria, R. Craig Williams, Pierre Bouchard, H. Les Elder, J. Andrew Galt, and Otis Perry as Alternate for Robert Weisner.

Other: Robert Steele as Advisor to the Board, Richard Selleck as Interim Planning Director, Berrie Donovan, Recording Secretary.

The Chair called the meeting to order at 7:10 P.M.

Item #1: Public Hearing on site review of land owned by E. J. Carrier, Assessor's Map 27, lot 130, zoned RM-8 on Ham Street.

Ernest Carrier explained the proposal.

Harold Preston read the comments from the Site Review Screening Committee:

1. Recommend a waiver of the parking set-backs (paving) and the construction specs on the turn-around.
2. There should be some boxed lighting directed downward.
3. Where is the location of the trash receptacles.
4. What provisions are being made for snow removal?

Mr. Carrier responded that individual trash cans would be located in a screened area on a concrete or wood platform to the rear of the building. He indicated he would provide boxed lighting in a manner that would not interfere with neighbors, and would provide snow removal to avoid increasing drainage.

Public Hearing opened: no comment
Public Hearing closed.

Mr. Galt motioned to grant a waiver of the pavement setback and approve the application contingent upon the remaining recommendations of the Site Review Screening Committee.

Mrs. Faria seconded.

Mr. Williams voiced an amendment to add that the trash receptacles be appropriately screened and the snow be removed from the site when snowfall equals six inches.

Mr. Elder seconded.

Vote on amendment: U/A

Vote on Item #1: U/A

Item #2: Public Hearing on site review of land owned by Strafford Guidance Center, Inc., Assessor's Map 15, lot 105, zoned RM-10, on Central Avenue.

Dennis Cook, Engineer from Roaring Brook Consultants representing the applicant, explained the proposal.

Harold Preston read the Site Review Screening Committee's recommendations.

Public Hearing opened: no comment
Public Hearing closed.

Harold Preston made a motion to approve the application contingent upon the Site Review Screening Committee's recommendations, requirements to be determined by the Planning Director.

Seconded by Mr. Galt.

Mr. Bouchard expressed concern over the grade into the parking lot, and Mr. Maglaras noted the reason for the recommendation of the barrier before parking space #74 on the plan is to compensate for that grade and prevent cars from sliding into one another.

Mr. Bouchard remarked that it should be so noted on the plan.

In response to a question from Mr. Williams, Mr. Cook said the number of parking spaces on the plan are required though definitely not necessary. Mr. Galt mentioned lowering the number necessary unless the Board would be setting a precedent. Mr. Maglaras recommended leaving the proposal as it is.

Vote on proposal: U/A

Item #3: Public Hearing on minor subdivision of land owned by Peter and Leslie Martel, Assessor's Map E, lot 57, zoned R-20 off Tolend Road.

Peter Martel explained that he wanted only to build a house.

Public Hearing opened: Mr. Kerry Forbes spoke in favor of the proposal.

Public Hearing closed.

Mr. Elder made a motion to approve the minor subdivision subject to the conditions of the Site Review Screening Committee.

Mr. Williams seconded.

Vote on Item #3: U/A

Item #4: Public Hearing on driveway waiver on land owned by Robert and Dorothy Cheeseman, Assessor's Map 12, lot 55, zoned RM-10 on Elm Street.

Mr. Cheeseman explained the proposal to pave a 21 foot driveway, five feet from his property line.

Public Hearing opened: no comment.
Public Hearing closed.

Mr. Williams motioned to approve the proposal subject to a Driveway Permit.

Mr. Galt and Mr. Elder seconded.

Mr. Maglaras wanted it noted that the driveway should have a ten-foot curb cut.

Vote on Item #4: U/A Mr. Bouchard abstained.

Mr. Maglaras indicated a letter from Mr. Gregory Koutrelakos noted that he owned the land for 20-years and it was a carriage way then.

Item #5: Old Business

1. Gavin Proposal:

Mr. Loughlin distributed copies of a new landscaping plan and site review plan showing the Jennie Leathers ROW. He also presented a letter to be placed on file from him indicating a waiver of Wetlands jurisdiction (letter from Frank Richardson attached) and that site specific approval is forthcoming.

In response to a request from Mrs. Baber, Mast Road, Mr. Maglaras read excerpts from the letter with regard to the Wetlands waiver.

Mr. Maglaras covered a list of comments and recommendations from the Site Review Screening Committee from memos dated June 19, 1985 (Fire Chief Bibber), June 19, 1985 (Public Works Director Pierre Bouchard) and June 18, 1985 (Planning Director Tim Sheldon).

Mr. Maglaras indicated the applicant has complied with Chief

Bibber's recommendation that there be a sprinkler system in each unit. Mr. Loughlin noted the applicant has also met with Lt. Stevens to review guidelines.

Mr. Bouchard noted with reference to his memo of June 21, 1985 that a curb between the sidewalk and road is still not indicated on the revised plan.

Discussion among Board members centered around methods of changing the current Mast Road/Back River Road intersection to a more acceptable one. Suggestions included relining the road, creating a three-lane road, cutting brush and vegetation to widen the road another one and one half feet. Mr. Bouchard noted that some brush has been cut. Mr. Maglaras suggested leaving the final decision to the discretion of the Public Works Director.

Mr. Bouchard noted that the City Council may have a problem accepting an easement of the cul-de-sac at the beginning of the project in order for the City's plows and school buses to turn around. Mr. Loughlin indicated that the applicant had been more than cooperative in redesigning the cul-de-sac to meet City specs and that they would be very disappointed now if the City Council does not accept an easement. Mr. Maglaras noted the specs have all been met and the matter should be left to the City Attorney.

Mr. Galt noted an easement would be more acceptable than deeding the property to the City because an easement means the developer must maintain the roads.

Mr. Millette, engineer representing the applicant, noted has has spoken with the City Engineer regarding waste, sewer and drainage,

and must conform to State requirements.

Mr. Maglaras noted a letter has been sent to the City Council regarding a Right of Way over private property for sewer and drainage lines.

With regard to the June 18, 1985 memo of Planning Director Tim Sheldon, Mr. Maglaras noted:

1. The original application has been withdrawn.
2. An acceptable landscaping buffer is noted on the plan.
3. No parking is planned for the recreation area.
4. There is no phasing involved.
5. Wetlands jurisdiction is waived, Dredge & Fill is not necessary, Drainage permit and sewage to be dealt with by the City Engineer.
6. Roadway: Mr. Millette noted the existing roadway is 21 feet wide at the narrowest point. Consideration is being given to stopping the sidewalk at the large tree and continuing on the other side. Mr. Galt suggested narrowing the width of the sidewalk at the tree. In response, Mr. Bouchard noted the plows necessitate a five foot sidewalk minimum.

Mr. Maglaras suggested the City Council restrict parking within 150 feet of the intersection. Mr. Galt concurred and is of the opinion the City Council will go along with it.

7. Mr. Maglaras noted that building will not take place in the 20% slope area and that the applicant will provide a letter to the Planning Director with regard to erosion control.
8. The City Council will act on a ROW for sewer line.
9. Mr. Millette indicated the plan shows 24 foot leaders to driveways and the actual driveways are 20 feet wide.
10. No sidewalks are included within the development. Mr. Maglaras noted that sidewalks should go to the entrance of the cul-de-sac.

Mr. Williams made a motion to approve the application based on a list of constraints. Mr. Maglaras suggested offering a motion to approve subject to the Site Review Screening Committee recommendations and any other changes made by the Planning Board.

Mr. Williams did not agree with forcing the applicant to give easement to the City. Mr. Maglaras noted he was not being forced but must do so for the City to use the cul-de-sac as a turn-around.

Moved by Mr. Williams, seconded by Mr. Elder and Mr. Galt to

approve the application subject to conditions set forth by the Site Review Screening Committee and any other changes made by the Planning Board.

Mr. Galt suggested reviewing the list of recommendations once more.

Mr. Galt expressed concern over a possible drainage problem if a curb is installed along the sidewalk interrupting the natural flow. Mr. Bouchard could not answer as to whether there would be or not.

Mr. Kerry Forbes mentioned following the stonewall with the sidewalk for aesthetic reasons. Mr. Williams suggested leaving the sidewalk to the discretion of the Planning Director and Public Works Director. The Board concurred.

Mr. Galt suggested leaving relining of Mast Road to the City Engineer and Public Works Director. The Board concurred.

Mr. Maglaras indicated that water and sewer would have to meet City specs and should be left to the discretion of the City Engineer. Widening of the road should be left to the Public Works Director. The Board concurred.

Mr. Galt indicated he would suggest to the City Council that parking on Mast Road be restricted 150 feet from the entryway of the project. Mr. Maglaras noted that the length of the restricted area should be determined by the Public Works Director. The Board concurred.

Mr. Preston reiterated the desire of the neighbors to keep the large trees and aesthetics of the neighborhood. Mr. Maglaras noted that the Public Works Director should keep this in mind with regard to his decisions on widening the road.

Mr. Maglaras noted that there was a display of hands from the public and asked if they could be allowed to speak. There were objections from the Board.

Mrs. Faria moved to limit debate, Mr. Perry seconded.

Vote on motion: U/A

Vote on motion on the floor to approve the application subject to conditions set forth by the Site Review Screening Committee and any other changes made by the Planning Board: 5/1 (Bouchard)

Mrs. Faria motioned to put all correspondence received by Board Members pertaining to the Gavin subdivision on file. Seconded by Mr. Elder and Mr. Williams.

Vote on amendment: U/A

II. Hertel

Mr. Maglaras noted that a Site Review had taken place at the site and the three recommendations made by the Public Works Director and City Engineer concerning drainage and sewer service. Lighting of the recreation area will be left to the discretion of the Planning Director as will be the buffer along the northerly property line.

Mr. Downing indicated a recreation area is being constructed even though very few children are anticipated in the units because of compliance with the Site Review Ordinance.

In response to a question by Mr. Galt, Mr. Maglaras noted that a recreation area is considered an accessory and has the same setbacks as such.

Mr. Galt moved to approve the proposal subject to the Site Review Screening Committee's recommendations. Mrs. Faria seconded.

Vote: U/A

III. Morin:

Mr. Maglaras noted that the previous vote on the Morin proposal was illegal because Mr. Bouchard's appointment had lapsed with the advent of a new City Manager. Mr. Bouchard has subsequently been reappointed.

Mr. Maglaras noted that the City Attorney indicated a new public hearing is not indicated even though significant change is made in the plan because of the Planning Board's past history of changing plans.

Mr. Bouchard indicated he felt abutters should be notified because of the significant change in plans.

Mr. Elder motioned to send the new plan to Public Hearing because of significant change. Seconded by Mr. Williams.

Vote: U/A

IV. Ninety Day Extensions:

Mr. Preston read a list of cases which have received 90 day extensions from the City Council:

1. June 11: Thomas Dumont, Expires September 11, 1985
Mr. Galt indicated the Council has taken no action nor has it been moved to a workshop.
2. April 25: Parsons
3. March 26: Richard Rowell (Brickyard) Granted preliminary application for one year on April 23, 1985

Item #6: New Business

1. Site Review Ordinance: Mr. Maglaras will set a date for a workshop to complete work on this matter.
2. Wellington Estates: The Police Chief's approval of the exit onto Central Avenue was required in the Planning Board's approval of this proposal. The Chief asked the Site Review Screening Committee for suggestions. Mr. Maglaras noted that the Committee has suggested an 18 foot long, one foot wide island on entrance to Central Avenue to prevent left turns. There was no objection from the Board.

Motion to adjourn: Mr. Elder, seconded by Mr. Williams

Vote: U/A

The meeting was adjourned at 9:37 P.M.