

DOVER PLANNING BOARD  
MINUTES OF MEETING

Held: October 22, 1985  
Municipal Building  
Dover, NH

MEMBERS PRESENT: George Maglaras-Chairman, Harold Preston, Robert Seaver, Les Elder, J. Andrew Galt, Robert Weisner, Otis Perry-Alternate.

OTHERS: Richard Selleck-Acting Planning Director, Berrie Donovan-Recording Secretary.

ITEM #1: Public Hearing on minor subdivision of land owned by Lucy Silva (applicant: Maria Silver), Assessor's Map E, lot 70, zoned R-20 on Sixth Street.

Kevin McEneaney, Engineer for the project, explained the minor subdivision as creating a one acre lot leaving a nine acre lot, both having the correct frontage on Sixth Street.

Harold Preston read the recommendations of the Site Review Screening Committee.

Mr. Elder motioned to approve the application, Mr. Weisner seconded.

Vote: U/A

ITEM #2: Public Hearing on proposed lot extension of land owned by Edward Perley O'Rourke, Assessor's Map 32, lot 8, zoned R-12 on Fourth Street.

Edward O'Rourke explained the subdivision to create a house lot.

Mr. Maglaras noted that the Site Review Screening Committee was concerned over access to the remaining back land but the access has been resolved and there now is no objection.

Public Hearing opened: no comment.  
Public Hearing closed.

Mr. Weisner motioned to accept the application. Mr. Perry seconded.

Mr. Preston noted that the June, 1973 Grant Davis plan should be recorded with the current plan as a reference.

Vote: U/A

ITEM #3: Public Hearing on major subdivision of land owned by Albert and Patricia Lawrence, Assessor's Map I, lot 102, zoned R-40 on Drew Road.

Mike Groover, Engineer for Kimball-Davis, explained the subdivision and requested a waiver of the sidewalks. Utilities will be underground.

Public Hearing opened: no comment  
Public Hearing closed.

Mr. Maglaras read the Site Review Screening Committee's comments, and noted that the waiver for underground utilities has been withdrawn.

Mr. Seaver requested a site review which was determined to be at 4:00 P.M. on October 29, 1985. Mr. Maglaras requested that the center of the road be staked out as well as the cul-de-sac.

Mr. Galt moved to grant preliminary approval based on concept. Mr. Elder seconded.

Vote: U/A

Mr. Maglaras asked that the rules be suspended to take up the Gavin explanation before Old Business is discussed.

Mr. Elder so moved. Mr. Galt seconded.

Vote: U/A

Explanation of the final plan for the Gavin project on Mast Road Extension.

John McLoughlin, Attorney for Mr. Gavin, explained that the only difference between the final plan and that approved by the

Planning Board is that the contour lines have been removed and there is a designation of submitted land and future convertible land. He noted that the designated area includes the driveway, the buffer zone and the six buildings on the easterly side of the site. He explained that at this point Mr. Gavin plans to build only the 35 units in the submitted area. He noted that the date of approval, July 16, 1985 erroneously stamped on the plan should be July 23, 1985 and can be amended by filling out a form he has supplied to be submitted to the Registry of Deeds.

Mr. Maglaras noted that he had asked the applicant if there was to be any phasing involved in the project and the applicant had indicated that there would not be.

In response to a question from Mr. Perry, Mr. Loughlin noted that all 65 units approved by the Planning Board show on the registered plan, and that the "future convertible land" will be owned by a condominium association. He noted that the abutters suggested the possibility of three unit buildings, in which case some units would have to be pushed onto the plateau. Mr. Loughlin stated that he and the applicant are aware that any changes at all must come before the Planning Board.

Bill Baber, Mast Road, explained that this is a deviation of past practice and that previously if a plan was to be approved in phases, each phase was approved individually.

Mr. Loughlin accentuated that 65 units have been approved, the submittal of the plan to the Attorney General's Office has nothing to do with local approval, and that Mr. Gavin is not trying to mislead anyone.

Mr. Maglaras explained that the Planning Board should be made aware of any phasing prior to final approval of the plan.

Mr. Selleck noted that Mr. Gavin has applied for a Building Permit for 65 units which must be completed within two years.

#### ITEM #4: Old Business

1) Review of final approval on major subdivision of land owned by E. Richard Rowell, corner Dover Point and Middle Roads.

Mr. Maglaras noted that the WOKQ boundary needs to be resolved and noted on the final plan for approval.

Mr. Perry inquired as to the status of the pump station.

Mr. Bouchard noted that the Engineer from Civil Consultants is working with the City Engineer on that. He explained that Mr. Rowell must meet the City Specs before the City Engineer approves any plan.

Mr. Seaver motioned to grant final approval subject to the recommendations noted in the memos from the Site Review Screening Committee, City Engineer and Public Works Director, that the boundary with WOKQ be established and noted on the final plan, and WSPCC approval. Mr. Elder seconded.

Vote: U/A

Mr. Maglaras requested that some trees remain on the lots.

Mr. Galt noted that the subdivision should have street numbers allocated at the time of approval.

(ITEM NUMBER TWO IS POSTPONED UNTIL ITEM NUMBER THREE HAS BEEN DISCUSSED.)

3) Reconvene Public Hearing on major subdivision of land owned by Philip and Mary Crosier, Stark Avenue.

Mr. Maglaras noted that the applicant has been to the Site Review Screening Committee with minor changes.

Wilbur Boudreau explained the utility easement to Hawthorned Street, and the minor lot changes.

Mr. Maglaras questioned the setback on lot number 16 and the frontage.

Public Hearing reconvened.

Judy Lukiec, 7 Woodland Road, noted that the City has an easement over her land, there is an open pipe to lot number four, what will happen now?

Public Hearing closed.

Mr. Maglaras noted that the City has been asked to retain ownership of the many retention ponds being set up in the major developments around the City and in actuality a homeowners

association should be set up to take care of the maintenance...the City does not have the time or manpower to handle the extra work.

Mr. Seaver questioned the frontage on lots number 10 and sixteen.

Mr. Maglaras read excerpts from the Zoning Ordinance with regard to cul-de-sacs and frontage on the lots around them, he noted he would check further to see if the curve on the Crosier plan is considered a cul-de-sac. If not, the frontage of the lots in question is unacceptable.

Mr. Seaver motioned to grant preliminary approval based on concept. Mr. Perry seconded.

Vote: 4-3 (Galt, Preston, Elder)

2) Request of D. T. Marini to waive granite curbing in Sawyer's Mill project.

Pete Bouchard noted that the original plan shows curbing in the parking lots and there is none there now.

Mr. Selleck noted that a letter has been submitted asking for a waiver of the granite curb.

Mr. Bouchard indicated concern over lack of curbing against the abutters and the safety around the boiler house area.

Mr. Maglaras noted that now that the curbing has been installed the roadway is too narrow, that the problem is with the fact that the applicant was not required to come before the Planning Board for a site review because the footprint of the building has not been altered.

Mr. Bouchard indicated he would like to see curbing along the Sevigny lot line.

Mr. Elder motioned to table the request for a waiver of the granite curbing. Mr. Perry seconded.

Vote: U/A

**New Business:**

Mr. Maglaras brought up the subject of the registration of mylars.

Currently, only condos or homeowners associations and subdivision plans are required to be registered at the Registry of Deeds. He suggested setting up a process to sign and file mylars or plans with the City Clerk.

Mr. Bouchard noted that microfilm would be a possibility, and that the plans should be filed with the City Clerk, Engineering Department and library.

Mr. Preston suggested that all plans be stamped by the Chairman of the Planning Board.

Mr. Perry noted that Boards in other towns and cities stamp the final plan at the Board Meeting as long as there are no contingencies.

Mr. Seaver motioned to have the Chairman of the Planning Board sign all approved plats at the meeting or Site Review Screening Committee meeting, and that a log be kept whenever the stamp is used. Mr. Elder seconded.

Vote: U/A

Mr. Perry motioned to adjourn, Mr. Elder seconded.

Vote: U/A

Meeting adjourned at 10:15 P.M.