

DOVER PLANNING BOARD
MINUTES OF MEETING

Held: November 19, 1985
Municipal Building
Dover, NH

Present: George Maglaras-Chairman, Harold Preston, Robert Weisner, Craig Williams, Robert Seaver, J. Andrew Galt, Pierre Bouchard, Reynold Perry, and Otis Perry-Alternate.

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

Mr. Maglaras called the meeting to order at 7:10 P.M.

ITEM #1: Public hearing on site review of land owned by McQuade Realty, Inc., Assessor's Map H, lot 35C-2, zone I-1 on Sumner Drive in the Industrial Park.

William McQuade, representing McQuade Realty, explained the 2,500 square foot addition to the existing building for Roadway. He requested a waiver of the minimum exit and entrance frontage and stated that the City and State have approved his use of tractor trailers.

Mr. Bouchard inquired as to whether the trucks will be double bottom trailers to which Dan Greenberg of Roadway responded in the affirmative.

Harold Preston read the Site Review Screening Committee's (SRSC) report.

Public Hearing opened: no comment.
Public hearing closed.

Mr. Maglaras noted that curbing should be noted on the plan and approved by the SRSC, not the Public Works Director as stated in the recommendations by the SRSC.

Discussion followed on the 180 foot entrance/exit noted on the plan. Mr. McQuade stated that this width is necessary for the trailers to load and unload and turning space.

Mr. Galt motioned to approve the McQuade application subject to

the recommendations of the SRSC. Mr. Weisner seconded.

Vote: U/A

ITEM #2: Public hearing on minor subdivision of land owned by Novis, Young and Jenkins, Assessor's Map 10, lot 121, zoned RM-10 on Cushing Street.

Jay Jenkins, representing the partnership, explained the minor subdivision. He noted that the property would be divided approximately in half, that there would be a separate driveway and no right of ways involved, and that the new dwelling on the subdivided parcel would contain four units.

Public Hearing opened:

Mark Adams, 15 Cushing Street, asked if the new lot conforms to City specs, to which Mr. Maglaras responded that it does and no variance is necessary. Mr. Adams explained that he has misgivings with regard to the increase of density and increased traffic flow in the neighborhood.

John Calarco, 34 Cushing Street, questioned where parking would be, noted that there is a lack of respect for maintenance and aesthetics in the neighborhood and was against this proposal.

Mr. Maglaras noted that the Planning Board's jurisdiction over a minor subdivision is nil with regard to parking, that that subject will be covered when a Driveway Permit is applied for.

Mr. Selleck stated that when the Building Permit is applied for the parking will also come into consideration and all requirements in the zoning ordinance must be met.

Mr. Jenkins stated that he sympathizes with the concerns of the neighbors, is available at the site almost daily and welcomes the opportunity to show them the plans.

William Gillis, 20 Lexington Street, opposed the proposed minor subdivision on the premise that the older homes should be preserved and a stable community maintained.

Mr. Selleck noted that a maximum of four units will be allowed in the zone without a variance.

Thelma Neil, 22 Cushing Street, expressed concern for the safety of the children in the neighborhood with the increased traffic and heavy construction vehicles.

Mr. Preston noted that there are no recommendations from the SRSC.

Mr. Maglaras explained that minor subdivisions do not need to go before the SRSC.

Mr. Seaver inquired as to where the sewer and water tie in, to which Mr. Jenkins replied that there is an existing sewer in the driveway and no easements are necessary.

Mr. Bouchard motioned to approve the application subject to a Driveway Permit. Mr. Seaver seconded.

Vote: U/A

ITEM #3: Public hearing on site review of land owned by Richard Payeur, Susan Beaulieu, Louise Osborne, and Denise Payeur (applicant: Convenient Med Care), Assessor's Map 37, lot 37, zoned O on the corner of Glenwood and Central Avenue.

Mr. Williams stepped down from his position on the Board because of a possible conflict of interest.

Malcolm MacNeil, Attorney representing Convenient Med Care and Denise Payeur, explained the site review. He stated that the second floor of the building would house professional medical offices such as that of a dentist, optometrist, and general practitioner and that the facility would be similar to one already under operation in Manchester. Attorney MacNeil stated that the facility would be open from 8-9 six days a week and 10-6 on Sundays, that there would be 30-50 patients a day and that the applicant has been to three SRSC meetings to incorporate the resulting recommendations into the plan. He noted that the rear lot line is in the Office zone and that expansion in that zone would not be permitted so the facility is boxed in. He noted that exit onto Central Avenue is not permitted and that the principles in this proposal do not agree with the most current recommendation of the SRSC to extend the traffic island on Glenwood and cut the island opposite the entrance/exit of the proposed site review in order to prevent u-turns as a safety measure.

Mr. Higgins, Engineer for the project, presented a template overlay to be placed on the most recent plan showing that the island left as it is, is not conducive to a completed u-turn and therefore is better left as is.

In response to a question from Mr. Galt regarding the set up of the building on the sloping lot, Mr. MacNeil stated that the front of the building will be one story and the rear, two.

Public hearing opened: no comments.

Mr. Preston questioned the lack of a stamp of a registered land surveyor.

Mr. Higgins noted that the plan is referenced.

In response to a question from Mr. Galt, Mr. Bouchard stated that this proposal has been calculated in the sewer capacity analysis.

Mr. Galt proposed a site review.

A site review will take place on Tuesday, November 26, 1985 at 3:30 P.M. The Board requested that the corners of the building be staked out as well as the suggested cut in the island.

Mr. R. Perry suggested that an estimate of the amount of traffic to be generated be submitted.

Mr. Galt suggested the traffic flow may be more than 30 to 50 cars a day with the addition of the other three professionals.

ITEM #5: Old Business

Old Business was postponed until New Business had been discussed.

ITEM #6: New Business.

1) Preliminary review of major subdivision of land owned by Charles E. Jr., and Goldie E. Day, Assessor's Map E, lot 22E, zoned R-20 on Sixth Street. (Applicant: Tomasian and Attalla

Realty.)

Ken Berry, engineer for the project, presented 12 copies of a revised plan to Board members showing the two previous cul-de-sacs connected and maintaining a 6% grade. He indicated that all buildings would be custom built, three bedroom homes and that the soils are such that a community septic system is the only feasible system for such a development. He noted that the system is designed to tap into any future system the City may set up in that area. He described the system as being the standard eight inch main to manholes and a gravity flow to a holding tank at the cul-de-sac pumping to four leach fields onto the hill. He noted the siphons would be alternating so that each field would be flooded and then relaxed and that the system is set up for 24,000 gpd.

Otis Perry inquired as to the status of lots 21 and 22 to which Mr. Berry replied they are the least desirable lots but can be built on.

Mr. Seaver explained that there is a possibility in the near future of extending the Conservation to 150 feet instead of the 50 feet it is now. He inquired of Mr. Berry the effect this change would have on this proposal to which Mr. Berry stated that it would have an adverse effect.

Mr. Berry noted that the Conservation District would remain in its natural state for this development. He presented the Board with a plan of the soil types.

Mr. Maglaras asked if the site distances at the intersection of Sixth Street have been studied, to which Mr. Berry stated that site distances are in excess of 400 feet each way.

Mr. Berry noted that the six percent grade is being maintained by grading a ten foot cut, going approximately 40 feet into the lots.

Mr. Berry inquired as to whether the current septic system could be waived if the Conservation District is extended before this plan is approved to which Mr. Maglaras responded that it could not be done.

Mr. Maglaras noted that the Planning Board is currently working on the Alternative Design Subdivision parameters and that the developers may want to look into it as an alternative to the current proposal.

In response to a question from Mr. Bouchard as to who will own the sewer lines in the road, Mr. Berry explained that the developer will own them until all parties are hooked into it and then it will be turned over to the City.

Mr. Maglaras noted that the Planning Board has not yet opened a Public Hearing on this application for major subdivision and it is scheduled to be on the Planning Board agenda in December.

ITEM #5: Old Business

1) Discussion of notification procedures for zoning changes.

Reynold Perry asked for clarification of the notification procedure as discussed by Mr. Galt at the last City Council Meeting.

Mr. Galt explained that he had informed the City Council of the fact that changes will be recommended by the Planning Board in the Zoning Ordinance and in order to make those changes our Ordinance states that everyone affected must be notified by certified return receipt mail. Mr. Galt noted that most of the City will have to be notified at great expense and the City Attorney has stated that we cannot grant a waiver of the zoning ordinance. He noted that the Planning Board should make the recommendation of changing the Ordinance and he feels the Council will support it.

Mr. Bouchard suggested sending a bulk mailing using computer mailing labels.

Mr. Maglaras suggested revising the procedure to a bulk mailing for any comprehensive change affecting two or more zones, and any change in one zone notification would remain as it is now. He noted that the system becomes bogged down and changes to keep current with state law is a major, expensive task.

Mr. Maglaras noted that the Planning Board may want to request an emergency ordinance be passed to nullify the current procedure, or request a variance to waiver the zoning by the Zoning Board of Adjustment.

Mr. Maglaras stated that he will request a variance in writing from the ZBA.

Mr. Maglaras explained that the current proposed changes in the UMUD, B-2 and CWD with regard to setbacks and the Conservation District will be a small mailing, but the parking requirement change will require a City-wide mailing.

Mr. Galt stated that the emergency route with the City Council is a feasible route to pursue.

2) Discussion of minor lot line change on approved minor subdivision of Wood on Garrison Road.

Mr. Maglaras explained that the new plan to be stamped is different from that approved by the Board and that now the Board is faced with approving a lot line adjustment. He noted that the new plan is dated November, and is the lot line adjustment approved by the City Council, and the old plan is the one approved by the Planning Board.

Mr. Preston motioned to place a note on the mylar of the approved plan that it is a mistake and on the current plan that this plan is correct. Mr. Seaver seconded.

Vote: U/A

3) Discussion of change in square footage of Hodgdon minor subdivision approved by Planning Board on April 9, 1985.

Mr. Maglaras explained that an error has been made in calculating the area in the plan approved by the Planning Board.

It was determined that Mr. Hodgdon and the surveyor should be notified that the Planning Board would like them to come to a meeting and explain the difference.

4) Discussion of unapproved Planning Board minutes.

It was decided that all minutes yet unapproved would be discussed at the November 26, 1985 Planning Board meeting.

5) Discussion of density requirements in the UMUD, B-2 and CWD zones.

Mr. Maglaras stepped down from the Board and Mr. Preston assumed the Chairman's seat for this discussion.

Mr. Seaver motioned to add to the public hearing to be held on

December 17, 1985 the change in density in the CWD from 1,000 square feet to 600 square feet. Mr. Bouchard seconded.

Vote: 7-1 (Galt)

7) Discussion of ways to keep the public abreast of the discussion during Planning Board meetings.

Mr. Maglaras assumed his position as Chairman again.

Discussion centered around possibly using a check-off list based on the site review and subdivision requirements based in the ordinances. Also, use of an easel or board to display the plan for the public to view may be helpful.

Mr. Seaver motioned to adjourn the meeting. Mr. Preston seconded.

Vote: U/A

