

DOVER PLANNING BOARD
MINUTES OF MEETING

Held: February 28, 1984
Council Chambers
Municipal Building
Dover, NH

Members Present: Chairperson George Maglaras, Vice-Chairperson Stephanie Faria, R. Craig Williams, Wallace Akerman, Kerry Forbes, Harold Preston, Robert Steele, Pierre Bouchard, Jesse Andrew Galt.

Alternate Members Present: H. Les Elder, James Beckingham, Robert Weisner.

Other: Planning Director Timothy Sheldon.

Chairperson Maglaras called the meeting to order at 7:00p.m.

ITEM #1. Public Hearing on the minor subdivision of land owned by Dorothy S. White, (applicant Robert T. Gitschier), Assessor's Map J, Lot 16, zoned R-40, on Piscataqua Road.

- The applicant, Robert T. Gitschier, explained the minor subdivision.
- Public Hearing Opened - No one spoke in favor or against.
- Public Hearing Closed
- Moved by Steele, seconded by Faria to approve. U.A.

ITEM #2. Public Hearing on the site review of land of McQuade Realty, (applicant Royal Enterprises), Assessor's Map 25, Lot 43, zoned B-3, on Portland Avenue.

- Mr. McQuade explained the development plan to the Board.
- Public Hearing Opened - No one spoke in favor or against.
- Public Hearing Closed
- Mr. Sheldon and Mr. McQuade answered questions of the Board concerning sewer capacity and curbing requirements.
- Moved by Steele, seconded by Williams to approve site review with a waiver of the 10' frontyard landscaping setback requirement. U.A.

ITEM #3. Public Hearing on the minor subdivision of land owned by Samuel R. Stevens, (applicant D2M Associates), Assessor's Map 16, Lot 15, zoned

RM-12, on Back River Road.

- The minor subdivision was explained by Bill Dogan.
 - Public Hearing Opened - No one spoke in favor or against.
 - Public Hearing Closed
 - A question by Mr. Peter Hoeksema, an abutter, concerning property lines was answered by the Board and Mr. Dogan.
 - Moved by Forbes, seconded by Faria to approve the minor subdivision contingent on the following:
 - 1) Parcel B should be combined with the adjoining D2M property
 - 2) Parcel B should not be a legal building lot.
- U.A.

ITEM #4. Public Hearing on the site review of land of Richard and Sylvia Waldo, (applicant McIntosh College), Assessor's Map 13, Lot 23, zoned R-12, on Cataract Avenue.

- Bob DeColfmacker explained the plans regarding the construction on the site.
- Public Hearing Opened - No one spoke in favor or against.
- Public Hearing Closed
- The Board decided to conduct an on-site review on Tuesday, March 6, 1984, at 4:30 p.m., and reserves the right to act on the application at said site review.
- Mr. Sheldon read a memo from the Dover Fire Chief regarding the necessity of an extra fire hydrant. Said hydrant should be located in the area of the Administration Building and fed by a 6" water main.
- Mr. DeColfmacker addressed further questions concerning the site.

ITEM #5. Old Business

- 1) Chairperson Maglaras acknowledged the receipt of the letter from Mr. Williams, addressed to the Members of the Planning Board.
- 2) The minority report filed by Mr. Galt was accepted by the Chairperson.

ITEM #6. New Business

- 1) Growth Management Process -- Miracle Mile Corridor: a decision

was made to await further information

2) Election of Officers:

- Amendments to the By-Laws regarding Alternate Members to the Board will be drafted by Mr. Sheldon. The following guidelines were recommended:

A) Alternate Members should attempt to attend all Board meetings.

B) The designated Alternate Members for each meeting should be determined by a rotating schedule.

C) Alternate Members will serve only in the absence of regular Members.

D) Alternate Members will not serve in the place of Ex-Officio members. (Steele, Galt, Bouchard)

E) In the case of a conflict of interest, an Alternate Member may serve in the place of a regular Member.

- Chairperson Maglaras opened nominations for the position of Chairperson.

- Moved by Faria, seconded by Forbes to nominate Maglaras.

- Moved by Steele, seconded by Bouchard to close nominations. U.A.

- Chairperson Maglaras opened nominations for the position of Vice-Chairperson.

- Moved by Forbes, seconded by Bouchard to nominate Faria.

- Moved by Steele, seconded by Bouchard to close nominations. U.A.

3) Approval of Minutes of the regularly scheduled meeting held January 31, 1984.

- Moved by Forbes, seconded by Faria to approve. U.A.

4) Review of Capital Improvements Program: postponed until next meeting.

5) Mr. Preston voiced his concern and questions regarding citizens' complaints about the location of a mobile home in an R-20 zone, on New Bellamy Lane.

- Mr. Sheldon and Mr. Steele explained that it was the prerogative of the Building Inspector to grant a temporary certificate of occupancy and that due to weather conditions, construction had been delayed.
- Mr. Steele noted that action would be taken by the City if construction is not begun immediately in the Spring.

Meeting adjourned at 7:43p.m.