

DOVER PLANNING BOARD  
MINUTES OF MEETING

Held: April 3, 1984  
Council Chambers  
Municipal Building  
Dover, NH

Members Present: Chair George Maglaras, Vice-Chair Stephanie Faria, R. Craig Williams, Harold Preston, Robert Steele, Jesse Andrew Galt.

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

Other: Planning Director Timothy Sheldon

Chair George Maglaras called the meeting to order at 7:05 p.m.

ITEM #1: Public Hearing on the minor subdivision of land owned by Van Hertel, (applicant David A. Berry, Berry Construction Co., Inc.), Assessor's Map H, Lot 32A, zoned R-20, on the corner of Routes 9 and 155.

- David Berry, Berry Construction Co., Inc., explained the minor subdivision.
- Upon questioning by Mr. Maglaras, Mr. Berry explained that a church was planned for tract 1.
- Mr. Williams asked about existing structures on the property.
- Mr. Galt was informed by Mr. Berry that access to Lot 1 would always be from Knox Marsh Road.
- Public Hearing Opened - No one spoke in favor.
- Marquerite Watkins, Knox Marsh Road, directed a question to the Board regarding the effects of the drainage plan on her property.
- Mr. Maglaras noted that the Board was hearing a request only for a proposed subdivision; the process of site review would be a concern for a later date, if necessary.
- Public Hearing Closed.
- Mr. Sheldon recommended to the Board that the application

for the minor subdivision be approved contingent upon the following conditions:

- 1) Receipt of City septic permit.
- 2) Receipt of State highway access permits, for both lots.

- Moved By Galt, seconded by Faria to approve the minor subdivision contingent upon the two conditions set forth by Mr. Sheldon.

- U.A.

ITEM #2: Old Business

A0 Board discussion and action on the site review of land owned by William P. Valliere, (applicant Bellamy Builders), Assessor's Map 34, Lot 13, zoned RM-12, on Sixth Street.

- Mr. Sheldon made the following recommendations regarding the site review proposal:

- 1) A flowage easement from two abutting property owners is necessary.
- 2) Stabilizing plans for the slopes to the rear of property on Sixth Street is necessary.
- 3) The width of the roadway should be increased to at least 28 feet.
- 4) The status of the right-of-ways into the property should be examined.
- 5) The installation of a five foot sidewalk, running parallel to the roadway is required.
- 6) The grade change is of concern to the Board and should be examined as it relates to the abutting property owners (mm 2:1 slope).
- 7) A safety review, as it relates to the line of vision from the point of access, is necessary.
- 8) Additional drainage provisions, as required by City Engineer Jay Stevens.
- 9) Additional considerations include the impact of increased traffic and noise at the site.

- Mr. Forbes spoke to the issues: width of driveway, sidewalk placement, existing easements, drainage and plans for a traffic count.

- Mr. Williams was answered affirmatively by representatives from the Dover Little League when he asked about adequate parking for the ball field.

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- Mr. Preston requested that the four corners of the proposed buildings be staked, to allow for viewing by the Board.
- Mr. Galt requested that the increased width of the driveway be staked to show its proximity to the abutting property.
- Moved by Galt, seconded by Faria to postpone action on the site review until the next regularly scheduled meeting, to be held on April 17, 1984.

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B) Board discussion and action on the minor subdivision of land owned by R.A.P. Construction, Assessor's Map A, Lot 16, zoned R-12, on Long Hill Road.

- Mr. Sheldon recapped the discussion which took place at the on-site review held April 2, 1984. He acknowledged receipt of a letter from Brian St. Onge, as well as additional plans submitted by the developer.
- Discussion among the Board regarding the necessity of prior WSPCC and City septic approval. The major concern centered on drainage problems.
- Malcolm McNeil requested that the Board vote on the proposal at this meeting and, if it so desires, approve the minor subdivision contingent upon:
  - 1) Review of the new plans presented to the Board, by Jay StevensOR
  - 2) Specific lots outlined in the proposal as being buildable.
- Mr. Maglaras noted that the Site Review Screening Committee must be allowed time to review the new plans.
- Mr. Steele noted the distinction between the request for the subdivision and the request for the site review.
- Moved by Steele, seconded by Faria to table action on the proposal until the developer has received WSPCC septic approval.
- Approved 7-1. (Preston)
- Mr. Parsons and Mr. McNeill reiterated their request

for the Board's immediate action.

- Mr. Williams stated that he felt it necessary to wait for the opinion/advice of the experts (ie. Stevens).
- Mr. Maglaras expressed his discomfort with allowing Mr. Stevens the opportunity of withholding his approval of the plans without offering reasons to the Board.
- Mr. Parsons explained the State's timetable (WSPCC) to the Board.
- Mr. Steele stated that the developer's points were well taken and offered to modify his motion.
- Moved by Steele, seconded by Faria to take item from the table.
- Approved 6-2. (Galt, Williams).
- Moved by Steele, seconded by Faria to table the application for a minor subdivision until such time that the City Engineer reviews the plans and grants approval for the drainage and septic proposal.
- Approved 6-2. (Galt, Williams).

C) Board discussion and action on the site review of land owned by R.A.P. Construction, Assessor's Map A, Lot 16, zoned R-12, on Long Hill Road.

- Moved by Galt, seconded by Williams to table this item pending approval of the subdivision of Lot 5.
- Denied 1-7. (Galt).
- Mr. Steele noted that the proposal can be reviewed without the approval of the subdivision request.
- Discussion among the Board members regarding this matter followed.
- Mr. Williams requested that the hearing be opened to the public.

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- The Board did not chose to take action on this suggestion.
- Mr. Steele stated that nothing on the site plan references Lot 5.
- Mr. Sheldon, upon questioning by Mr. Galt, noted that the Site Review Screening Committee has not had the opportunity to review the newly presented plans.
- Mr. Maglaras suggested that the Board grant approval of the site review contingent upon the Site Review Screening Committee's report.
- Mr. Galt stated that he wished for the Board as a whole to discuss the report of the Committee.
- Moved by Steele, seconded by Faria to table action on the item until the next regularly scheduled meeting, to be held on April 17, 1984; at which time a report by the Site Review Screening Committee will be presented to the Board.

D) Prompted by evidence presented by Mr. Preston and questions raised by Mr. Willaims, the Board discussed the legality of entering a real estate contract before the approval of the subdivision.

E) Mr. Galt raised concerns regarding the scheduling of on-site reviews. The practices will continue as they are.

F) Beginning at the regularly scheduled meeting to be held on April 17, 1984, the selection of the Alternate Member to serve at the meeting will be accomplished by the process of rotation. The order will be as follows: Weisner, Beckingham and Elder.

ITEM #3: New Business

A) 1984 Capital Improvements Program

- Mr. Steele reviewed the documents previously presented to the Board.
- Discussion among the Board followed.
- Mr. Maglaras requested that the Five City Department heads be available for questioning by the Board, at the next regularly scheduled meeting.

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B) Approval of the minutes of the regularly scheduled meeting held February 28, 1984.

- Moved by Preston, seconded by Faria and Williams to approved

- U.A.

C) Review of Outstanding Performance/Maintenance Bonds

- Mr. Sheldon explained that there are no outstanding Performance/Maintenance Bonds. His presentation was in compliance with the requirement of yearly review.

D) Growth Management Process Update

- Mr. Sheldon with the aid of City maps, explained his ideas for a comprehensive development plan. He reviewed local areas of irriatation, and discussed policies, their impact, as well as alternatives.

- Any suggestions by the Board are welcome. Members should present ideas to Mr. Sheldon.

E) Conservation Committee Appointment

- Mr. Maglaras will announce the Board's new representative to the Conservation Committee at the next regularly scheduled meeting. The vacancy was left upon the resignation of Mr. Forbes.

F) Mr. Maglaras suggested that the Board hold a workshop session concerning private roads and site access.

G) Mr. Steele stated that there was a possibility that he and the Chair or Vice-Chair may have the opportunity to attend a seminar on the Growth Management Process in Florida, on Next Thursday and Friday.

- Moved By Galt and seconded by Faria to adjourn the meeting at 9:08 p.m.

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