

DOVER PLANNING BOARD  
MINUTES OF MEETING

Held: July 24, 1984  
Council Chambers  
Municipal Building  
Dover, NH

Members Present: Vice-Chair Stephanie Faria, Robert Steele, R. Graig Williams, Harold Preston, James Beckingham, Jr., Pierre Bouchard, J. Andrew Galt.

Alternate Member Present: H. Les Elder.

Other: Planning Director Timothy Sheldon.

Mrs. Faria called the meeting to order at 7:10 p.m. She noted that Item #4 on the agenda had been withdrawn and was tentatively scheduled for the meeting of August 14, 1984.

ITEM #1: Public Hearing on the site review of land owned by the Dover Industrial Development Authority. (applicant Raymond Dionne). Assessor's Map G. Lot 1G. zoned I-1. on Crosby Road.

- George Garrett, Economic Development Director, explained the application.
- In response to a question by Mr. Beckingham, Mr. Garrett noted that the plan had been reviewed by the City Engineer and that the applicant was requesting a waiver of the requirement regarding an engineer's stamp.
- Public Hearing Opened - No one spoke in favor or in opposition to the proposal.
- Public Hearing Closed.
- In response to a question raised by Mr. Williams, Mr. Steele noted that the plan for a subdivision on this site had been stamped by a licensed land surveyor and the plan before the Board simply noted the buildings proposed for the same parcel.
- Moved by Mr. Bouchard, seconded by Mr. Preston to approve the site review contingent upon the following conditions:
  - 1) Waiver of the requirement regarding the placement of an engineer's stamp on the plan.
  - 2) Receipt of a driveway permit.
  - 3) Approval of City sewer.
  - 4) Approval of the placement of the water line on the site.
- U.A.

ITEM #2: Public Hearing on the minor subdivision of land owned by the Pacific Mills Trust. (applicant John and Cindy Webster). Assessor's Map 3, Lot 63, zoned UMUD. on Central Avenue and Main Street.

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- John Webster, applicant, explained the minor subdivision.
- Public Hearing Opened.
- Timothy Pearson, owner of the Pacific Mills property, spoke in favor of the proposal.
- Public Hearing Closed.
- Mr. Pearson and Mr. Sheldon responded to concerns raised by Mr. Preston regarding the lack of a seal of a registered land surveyor, in New Hampshire, on the plan.
- Moved by Mr. Preston, seconded by Mr. Bouchard to approve the minor subdivision contingent upon the following condition:
  - 1) The registered seal of a N.H. land surveyor shall be placed on the plan.
- U.A.

ITEM #3: Public Hearing on the site review of land owned by Dean A. Fournier, Assessor's Map 28, Lot 18, zoned RM-20, on Central Avenue.

- Malcolm McNeil, an attorney representing Mr. Fournier, explained the application.
- Public Hearing Opened.
- Paul McQuade, 10 Towle Avenue, spoke in favor of the proposal.
- Public Hearing Closed.
- Mr. Elder raised concerns regarding a lack of full information, relative to the Site Review Screening Committee's Report, within the agenda package.
- Mr. Bouchard responded to a question from Mr. Galt regarding the location of the storm drain. He then raised concerns regarding the granting of a building permit prior to the Maple Street sewer expansion.
- In response to Mr. Galt, Mr. Fournier stated that there exist five units in building #709 and that four additional units are proposed.
- Moved by Mr. Steele, seconded by Mr. Elder to approve the site review contingent upon the following conditions:
  - 1) Approval is subject to the upgrading of the Maple Street sewer line.
  - 2) Approval is subject to the verification of the location of the storm drain, and the ability of the said drain to adequately handle the site runoff.
- U.A.

ITEM #5: Old Business

1) Amendments to Planning Board By-Laws - Alternates to Meetings, Scheduling of Regular Meeting Dates, Possible Attendance Policies, and Conflicts of Interest.

- Mrs. Faria requested that this item be rescheduled for the August 14, 1984 meeting, as Mr. Maglaras was unable to be present at this meeting.
- Mr. Galt suggested that the members who wish to propose amendments to the By-Laws present copies of the changes at the August 7, 1984 workshop session.
- Upon a suggestion from Mr. Beckingham, Mrs. Faria noted that Mr. Maglaras was absent from the meeting due to business relative to his duties as County Commissioner.

2) Review of the site review application from Jamar Investments.

- Mr. Williams questioned the Board regarding the necessity of scheduling a new Public Hearing due to substantial changes in the drainage plans.
- Mr. Sheldon noted a report from Jay Stevens regarding the proposed changes. Mr. Bouchard read the report to the Board.
- Mr. Williams abstained from the voting process. He raised concerns regarding the lack of opportunity by the public to review the new plans.
- Discussion among the Board followed.
- Moved by Mr. Beckingham to table the item until the next regularly scheduled meeting.
- Mr. Galt seconded the motion.
- Vote: 3-3. Motion defeated.
- Mr. Preston expressed his confusion regarding the different names used by the applicant when referring to this application.
- The architect for the applicant, after questioning by Mr. Steele, explained the proposed changes in the drainage plans.
- Mr. Williams reiterated his concerns regarding the unavailability of the plans.
- The Board members and the applicant discussed the options before the Board.
- Moved by Mr. Steele, seconded by Mr. Bouchard to approve the site review contingent upon the following conditions:

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- 1) The conditions set forth by the City Engineer in a memo dated July 24, 1984 shall be included in the plan and the plan shall meet the approval of the City Engineer.
  - 2) No temporary O.C. shall be granted until such time as the drainage approved has been completed by the design engineer.
- Mr. Preston raised concerns regarding plans for snow removal.
  - Mr. Williams reiterated his concerns regarding the information provided to the abutters.
  - Vote: 4-3 Mrs. Faria cast a "yes" vote to break the tie. (Preston, Beckingham and Galt.)
- 3) Review of the site review application of Samuel and James Tamposi and Gerald Nash.
    - Mr. Sheldon read the report of the Site Review Screening Committee and noted that a 90-day extension for consideration of this application had been received from the City Council.
    - Moved by Mr. Elder, seconded by Mr. Galt to request that Mr. Sheldon forward a copy of the Site Review Screening Committee Report to Mr. Grant Davis.
    - U.A.
  - 4) Aquifer Protection/Well Site Protection
    - The Board noted that this item was scheduled for the workshop session to be held on August 7, 1984.
  - 5) Private Roads
    - The Board will hold a workshop session on private roads on August 21, 1984.
  - 6) Letter from Abutters on Sixth Street
    - Mrs. Faria requested that the Board reconsider the application of Bellamy Builders regarding the proposed development on Sixth Street. Mrs. Faria noted that she was concerned about a number of issues raised by the abutters on Sixth Street, as presented in the letter to the Board.
    - Mr. Bouchard seconded the motion.
    - The Board reviewed the options before them and noted the consequences which could be the result of the motion by Mrs. Faria.

- Moved by Mr. Elder, seconded by Mr. Preston to move the question. U.A.
- Vote: 6-1 (Beckingham).
- Mr. Beckingham responded to concerns raised regarding a possible conflict of interest.
- Mr. Galt suggested that the Chair pass the gavel to someone else when making a motion. He stated that he suggested this for future items and not the one under consideration.
- The Board decided to consider the letter at the meeting scheduled for August 14, 1984.

ITEM #6: New Business

- 1) Approval of the minutes of the regularly scheduled meeting held on July 10, 1984.
  - Mr. Galt offered an amendment regarding his absence at the meeting. The record will note that he was out of town on business.
  - Mr. Bouchard noted that the reference to "Orange Street" on page six should read "Autumn Street".
  - Mr. Steele noted that the reference to "Supreme Court" on page 4 should read "Superior Court".
  - Moved by Mr. Steele, seconded by Mr. Galt to accept the minutes as amended.
- 2) Mr. Williams raised concerns regarding the consistency of the Board's actions regarding the requests made of the applicants. Mr. Bouchard responded.
- 3) Mr. Sheldon noted that Mr. Weisner has been absent from Planning Board meetings due to an illness of an immediate member of the family.
- 4) Mr. Sheldon welcomed Kathy Brown as the new staff member in the Planning Department.

Meeting adjourned at 8:35 p.m.