

DOVER PLANNING BOARD

**MINUTES OF MEETING
WORKSHOP SESSION**

Held: September 25, 1984
Council Chambers
Municipal Building
Dover, New Hampshire

Members Present: Chair George Maglaras, Vice-Chair Stephanie Faria, Harold Preston, Robert Steele, Pierre Bouchard, H. Les Elder, J. Andrew Galt.

Alternate Member Present: Robert Seaver.

Other: Planning Director Timothy Sheldon.

1) Private Driveway Design and Construction Specifications

Mr. Sheldon explained the amendment proposed for section 155-51 of the Subdivision Ordinance.

In response to questions raised by Mr. Galt, Mr. Sheldon stated that the City services indicated in section B of the amendment were not meant to include public safety services.

In response to comments and suggestions made by Mr. Elder and Mr. Maglaras, the Board decided to include the following language in the amendment:

"C. The physical constraints of a specific tract shall dictate the Board's consideration thereon."

A Public Hearing on this item will be scheduled for the Planning Board meeting to be held on October 16, 1984.

2) Well Site Protection

Mr. Sheldon explained the amendment to the Conservation District.

Mr. Steele, in response to a question raised by Mr. Maglaras, explained the criteria for current use assessment and noted that it had no bearing on the amendment before the Board.

Mr. Steele stated that the amendment was drafted in response to an administrative ruling from the State.

A Public Hearing on this item will be scheduled for the next regularly scheduled meeting of the Planning Board to be held on October 16, 1984.

3) Resolution Re: Notice to Planning Board of Council Concerns re: Tolend Road Landfill Area Developments (Sponsored by: Jesse Andrew Galt).

Mr. Sheldon explained that he is in the process of gathering information from other municipalities in the State regarding the issue of land use management around known/potential hazardous waste dumps, to determine if a Growth Management District is the proper way to address the issue. As soon as Mr. Sheldon has compiled the information he will distribute it to the members for their consideration.

4) Soils Field Day

Mr. Sheldon noted that the Strafford County Conservation District is sponsoring a soils field day on Saturday, September 29, from 9:00 a.m. to 12:00 noon. He suggested that it may be a worthwhile experience for any member who may have only a limited exposure to the subject of soil properties.

5) Seminar by the New Hampshire Land Surveyors Association

Mr. Sheldon noted that the NHLSA will be holding a land development seminar on Friday, October 12, 1984. Interested Board members should contact the Planning Office.

6) Mr. Elder requested an update on the status of a number of issues.

a) Well site protection:

The Conservation Commission has been asked to review the issue of groundwater management as it relates to land use and development regulations.

b) Policies regarding empty gas tanks:

It is the Planning Department's policy to require the removal of all empty gas tanks should a parcel be redeveloped. A special exception is required should a property owner wish to reactivate pumps which have been unused for ninety days (90).

c) Memo to Jay Stephens regarding the request for additional drainage analysis by the Soil Conservation Service:

Mr. Steele stated that he had discussed the matter with Mr. Stephens and that Mr. Stephens suggested each application be dealt with on a case by case basis. Mr. Stephens stated that he is the paid professional staff member licensed/authorized to do this analysis.

c) Widening of Sixth Street (condition of Forbes site plan approval):

Mr. Galt made an oral presentation to the City Council regarding this suggestion. The Parking and Traffic Committee discussed the item and determined it would await the outcome of the pending litigation before taking any action.

d) Site review application submitted by Tamposi and Nash:

The application received a ninety day extension from the City Council in July. It will be placed on the next agenda of the Planning Board for reconsideration and the applicant shall be notified that action will be taken at that time.

e) Memorandums to City Attorney:

The Planning Board is awaiting a response from Mr. Woodman regarding three memorandums sent to him. A reminder will be sent to facilitate the responses.

f) Preparation of survey:

State law dictates that only a licensed land surveyor may prepare a plat.

g) Site review application of LoMay Development Associates:

As of yet, the applicant has not presented a drainage plan which adequately addresses the disposal of on-site storm water.

h) Site Review Application Checklist:

The Planning Office is currently rewriting both the Site Review Ordinance and the Subdivision Ordinance. The Planning Board will receive drafts of the items as soon as they are complete. A short introduction and checklist will be included with the ordinances, in an effort to provide assistance to both the applicant and the Board.

i) The effects of rezoning on approved applications:

The Board discussed the definition of "vested interests", as well as the intent of the 1979 zoning changes.

7) Mr. Preston inquired if an **Official City Map** exists (as required by Chapter 674-10 of the State Law). Mr. Sheldon will look into the matter.

8) In response to a question from Mr. Elder, Mr. Sheldon noted that the Planning Board will receive copies of the proposed **Master Plan for the Pacific Mills Quadrangle** as soon as it receives the approval of the City Council. At that time a joint meeting will be set up between the Planning Board and the City Council.

Moved by Mr.,. Elder, seconded by Ms. Faria to adjourn at 8:10 p.m.

U.A.