

DOVER PLANNING BOARD
MINUTES OF MEETING

Held: April 20, 1982

Members present: Chairperson G. Maglaras, K. Forbes, S. Faria, W. Akerman, A. Peters, P. Bouchard, B. Meserve, H. Griffin and R. Steele. Also present was Planning Director T. Sheldon.

ITEM #1: PUBLIC HEARING on the minor subdivision of lands of HELEN SNOOK, Assessor's Map L. Lot 95, zoned R-20 on Dover Point Road.

Mr. Sheldon explained the subdivision request and advised the Planning Board to conduct the Public Hearing but to table any action on the request until the Zoning Board of Adjustment has acted on a rehearing request that arose from their previous granting of a variance.

-Ed Hoginski further explained the proposal and spoke in favor of the application.
Public Hearing Opened:
No one spoke in favor or in opposition.
Public Hearing Closed.

Moyed by Steele, seconded by Griffin, to table until a determination has been made by the Zoning Board of Adjustment. U.A.

ITEM #2: PUBLIC HEARING on the Site Review of STRAFFORD MEDICAL ASSOCIATES proposal on Walter Cheney's land off Old Rollinsford Road, Assessor's Map 28, Lots 1A and 37.

-Dr. Thomas Decker explained Strafford Medical Associates request for a five man medical office complex to be located off Old Rollinsford Road. Chairperson Maglaras read a memo from City Attorney Woodman advising the Planning Board that a pre-trial conference had been held regarding Mr. Cheney's previous eleven (11) lot subdivision for that area and that the decision on the matter was stayed until the Planning Board acted on this latest request.

Public Hearing Opened:

-Jim Wentworth questioned Dr. Decker re: plans for the future use of Ascension Avenue. Dr. Decker responded that there were no plans for using Ascension Ave. for access. He further questioned the width of the proposed driveway off Old Rollinsford Rd. Mr. Sheldon responded that the width met the Driveway Ordinance standard but that a waiver of the Driveway Ordinance would be requested because it was not five (5) feet away from abutting property lines.

-Patricia McCarthy said she was not opposed as long as there was to be any access off Ascension Avenue.

The Planning Board decided to table any action on the proposal until a Site Review could be conducted. Site Review to be held on April 22, 1982 at 4:30.

ITEM # 3: NEW BUSINESS

A. REQUEST for Discretionary Easement by Cocheco Country Club.

-Attorney Donald Bryant, representing the Cocheco Country Club, asked the Planning Board to review their request for a discretionary easement on 132 acres of golf course property. Attorney Bryant, pursuant to RSA 79-A, requested the Planning Board to grant the Cocheco Country Club a permit to proceed with their request to the City Council (such a permit has the effect of validating the subject tracts conformity to City open space objectives).

Moved by Forbes, seconded by Griffin to the granting of the permit so that the Council could review the proposal.

Peters questioned the wording/intent of the motion. Bill Meserve suggested a recommendation asking for a long-term easement.

Peters recommended sending the request to the Council for their review with no affirmation. Discussion ensued as to what affect the granting of a permit would mean. It was repeated that the granting of a permit would only validate the subject parcels conformity to the City's open space objectives.

Forbes withdrew his first motion.
Peters withdrew his motion.

Forbes moved, Akerman seconded to grant the permit on the grounds that the request was in keeping of the City's open space objectives. APPROVED: 8-1 (Peters)

B. CORRESPONDENCE from Anthony McManus.

A copy of letter from Tony McManus was passed out to all members. It addressed the Tolend Road rezoning issue.

Moved by Steele, seconded by Forbes to place letter on file. APPROVED: 9-0

C. CORRESPONDENCE from Strafford Regional Planning Commission.

-A letter from Strafford Regional Planning Commission was presented to the Planning Board.

Moved by Akerman, seconded by Griffing to place letter on file. APPROVED: 9-0.

D. APPOINTMENTS to the Conservation Commission.

-Moved by Peters, seconded by Bouchard to nominate Forbes as representative of the Planning Board to the Conservation Commission. APPROVED: 9-0.

ITEM #4: POLICE DEPARTMENT Capital Improvement Budget Review.

-Police Chief Reynolds presented his department's recommendations for the FY-1982 Capital Improvement Program.

1. \$10,000 to complete communication center.
2. \$22,500 for recording system for combined dispatch system.

Moved by Bouchard, seconded by Griffin to include these requests in the FY 1982 Capital Improvement Program. APPROVED: 9-0.

ITEM #5: OLD BUSINESS

A. CORRESPONDENCE from City Attorney. under Item #2 above.

B. APPROVAL of minutes of meeting held January 26, 1982.

Moved by Griffin, seconded by Akerman to accept minutes of meeting held January 26, 1982 as written. APPROVED: 9-0.

ITEM #6: ECONOMIC RECODIFICATION.

1. Mr. Sheldon explained the City Council's wishes regarding the need for public hearings for the Cocheco Waterfront zone, Urban Multi-Use Zone and the extension of the B-2 zone into School and Mechanic Street.

The Planning Board established a public hearing to cover these proposed zoning revisions to be held on May 11, 1982 at 7:00 p.m.

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ITEM #6 Continued.

2. Mr. Sheldon handed out an assessment completed by the USDA-Soils Conservation Service, analyzing the two Littleworth Road sites and the Knox Marsh Road site for expansion of light industry zoning. Mr. Sheldon asked members to review the assessment as it will be discussed at the next meeting.

3. Mr. Sheldon passed out a critique of the expanded RM-20 zoning district, wherein large scale, high quality office parks will be permitted.

4. A workshop was scheduled for May 4, 1982, 1982 at 7:00 p.m.

George Niles, representing the Conservation Commission, addressed the Planning Board and requested agricultural uses be permitted in industrial zones. The Planning Board noted that they were going to include that recommendation in the zoning package.

ITEM #7: ADJOURNMENT.

Moved by Meserve, seconded by Bouchard to adjourn. U.A.