

DOVER PLANNING BOARD
MINUTES OF MEETING

Held: Tuesday, August 19, 1980
Dover Council Chambers

ITEM #1: ROLL CALL

Members Present: L. Schofield, W. Akerman, P. Bouchard, H. Griffin, K. Forbes, R. Steele, G. Maglaras, J. McAdams Also present was T. Sheldon, Planning Director and L. Gobin, Jr. Engineer.

ITEM #2: APPROVAL OF MINUTES OF JULY 22, 1980 MEETING

Moved by McAdams, seconded by Akerman to accept minutes of 7/22/80 meeting as written. U.A.

ITEM #3: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF NEW HOMES, INC., ASSESSOR'S MAP D, LOT 18 ON GLENWOOD AVENUE.

Mr. Sheldon explained the developer's intentions.

-Walter Fischer, applicant spoke in favor.

-Harold Page, abuttor, opposed subdivision due to density and drainage problems.

-Beatrice Page, abuttor, opposed subdivision due to drainage problems.

-Mr. Johnson, abuttor, opposed subdivision due to drainage problems.

-P. Bouchard explained the City's position in reference to the drainage.

Moved by Bouchard, seconded by Maglaras, to defer action on subdivision until a site review was held. Site Review scheduled for Tuesday, August 26th, at 4:00 p.m. U.A.

ITEM #4: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF PAUL BRUYERE, ASSESSOR'S MAP E, LOT 43, ON TOLEND ROAD.

Mr. Sheldon explained this subdivision.

-Paul Bruyere Jr. spoke in favor of subdivision.

Moved by Forbes, seconded by Maglaras to approve subdivision as submitted with the following conditions: U.A.

1. Receipt of Driveway Permit.

2. Receipt of City Septic Approval.

ITEM #5: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF JENSEN'S INC., ASSESSOR'S MAP I, LOT 22 ON DURHAM ROAD.

Mr. Sheldon explained this subdivision.

-C. Oelhuct, representing applicant, spoke in favor.

Discussion ensued in reference to the deletion of park area on new plat.

Mr. Oelhuct responded that a park area has been developed in a more convenient area.

Moved by Schofield, seconded by McAdams, to approve subdivision as submitted U.A.

ITEM #6: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF OWEN BRYSON, ASSESSOR'S MAP C, LOT 50 ON WATSON ROAD.

Mr. Sheldon explained this subdivision.

Discussion ensued in reference to the drainage.

ITEM #6: Continued

Moved by Akerman, seconded by Maglaras, to approve subdivision as submitted with the following conditions: U.A.

1. Receipt of WSPCC approval.
2. Receipt of City Septic approval.
3. Receipt of Driveway Permit.
4. Delineation of Conservation District on plat.

ITEM #7: PUBLIC HEARING ON THE WAIVER OF DRIVEWAY ORDINANCE, ARTICLE 41:6(a) OF EDMUND MAYRAND, ASSESSOR'S MAP 26, LOT 28A AT 1 & 2 HANCOCK STREET.

Mr. Sheldon explained the applicants intentions.

-E. Mayrand spoke in favor.

G. Kageleiry, abuttor, spoke in favor.

- Mr. Sheldon read a letter from abuttor R. Martuscello who is in favor.

Moved by Forbes, seconded by Steele, to approve waiver as requested. U.A.

Abstained: Bouchard.

ITEM # 8: PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE ZONING ORDINANCE.

Discussion ensued in reference to the proposed amendments 1 thru 7.

Moved by Schofield, seconded by Bouchard, to approve amendments as written and to direct the Planning Director to prepare amendments for the Council's approval.

Moved by Forbes, seconded by McAdams to amend first proposal with new language as such:

"that two lots will be permitted off a single drive without minimum frontage if granted as a Special Exception from the Zoning Board of Adjustment."

FOR AMENDMENT: Forbes AGAINST AMENDMENT: Steele, Schofield, Griffin, McAdams, Maglaras, Akerman, Bouchard.

FOR PROPOSED AMENDMENTS AS WRITTEN: Steele, Schofield, Griffin, McAdams, Maglaras, Akerman, Bouchard. AGAINST: Forbes.

Planning Director to prepare amendments for the City Council.

ITEM # 9: APPOINTMENT OF PLANNING BOARD MEMBER TO BE A REPRESENTATIVE FOR THE GARRISON HILL COMMITTEE.

Mr. Sheldon handed out copies of City Council's resolution requesting the Planning Department to appoint a member of their Board to participate on the Garrison Hill Committee.

Moved by Bouchard, seconded by Schofield, to nominate George Maglaras. U.A.

ITEM #10: OLD BUSINESS:

A. Review Capital Improvement Schedule: The Board reviewed the input from previous meetings and recommended a selection that they felt to be critical capital improvements to be accomplished and budgeted for the year 1981. Mr. Steele to redraft Planning Board's recommendations for their review.

B. Performance Bond - Tofftree Lane. Mr. Sheldon explained that the Performance Bond of Tofftree Lane was due to expire on 8/24/80, and that an extension would be in order. Discussion ensued in reference to lights not being on and garbage pick up.

Moved by Forbes, seconded by Maglaras, to extend Performance Bond to June 1, 1981, with the following condition: U.A.

"That the Developer, by 10/15/80, have the street lights put into operation, and maintained, and have the garbage picked up routinely. The financial costs of the two above operations shall be born by the developer until the City accepts the street."

ITEM #11:A ADJOURNMENT: Moved by Maglaras, seconded by Forbes, to adjourn. U.A.