

MEETING MINUTES
DOVER PLANNING BOARD
NOVEMBER 14, 1989

MEMBERS PRESENT: Harold Preston, Mike McDonnell, Otis Perry,
Joe Etelman, Jim Caliendo, Pete Bouchard,
Richard Lak, Kevin Mone, Tom Forbes,
Lionel Martel (alternate),
Barry Maddix (alternate)

OTHERS PRESENT: Bill Collins, Steve Stancel,
Joanna Childs - Recording Secretary

Meeting called to order at 7:00 PM

ITEM #1: Approval of minutes

Otis Perry motioned to approve.

Jim Caliendo seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a
minor lot line adjustment of land owned by Dean
Fournier, Assessor's Map F, Lot 12D, zoned R-40,
located on Dean Drive.

Paul Connolly represented the application.

Jim Caliendo motioned to accept the application.

Mike McDonnell seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Jim Caliendo motioned to approve.

Mike McDonnell seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a
site review of land owned by St. Mary's Catholic
Church, Assessor's Map 31, Lots 24, 25 & 26, zoned
B-2, located on Chestnut and Fourth Streets.

Alan Cote represented the application.

Bill Collins stated that the applicant had met all of the
technical review comments except two, which are:

1. A note shall be added to the site plan stating that
"As-Built" plans will be supplied; and

2. A surveyor's seal or a deed book and page number shall be added to the site plan.

Jim Caliendo motioned to accept the application.

Joseph Etelman seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Otis Perry asked if there would be a provision for outside lighting.

Bill Collins stated that it is well lighted from the street lights.

Pete Bouchard stated that he would like to see either a trash receptacle or have the trash area fenced.

Jim Caliendo motioned to approve with the following conditions:

1. A note shall be added to the site plan stating that "As-Built" plans will be supplied,
2. A surveyor's seal or a deed book and page number shall be added to the plan; and
3. The trash area be screened.

Kevin Mone seconded.

VOTE U/A Joseph Etelman abstained.

ITEM #4: Consideration of acceptance of an application for a minor subdivision of land owned by Katherine Towle, Assessor's Map J, Lot 12, zoned R-40, located on Old Garrison Road.

Dick Towle represented the application.

Kevin Mone asked if there would be a common entrance to two of the lots.

Dick Towle stated that there would be.

Mike McDonnell motioned to accept the application.

Otis Perry seconded.

VOTE 8-1 Jim Caliendo against

Public hearing opened.

No comment.

Public hearing closed.

Kevin Mone motioned to approve with the following conditions:

1. Old Garrison Road shall be improved with 12 inches of gravel for a width of 14 feet,
2. This portion of the road must be privately maintained and a covenant on the mylar shall indicate that the road shall be privately maintained,
3. The proposed lots front on a Class VI road and according to State law only the City Council issues Building Permits,
4. The Building Inspector's shall assign street addresses to the houses along this portion of the road,
5. The covenant shall be recorded with the deed saying that no City services will be provided for the houses built on the proposed lots,
6. That there be a common entrance or drive to the lots; and
7. That the applicant was informed that the road is classified as a scenic road.

Otis Perry seconded.

VOTE 8-1 Jim Caliendo against.

ITEM #5: Public hearing on a request for a waiver of the Code of the City of Dover 92-6A (driveways) by Everett Byrd.

Jim Caliendo motioned to accept the request.

Otis Perry seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Otis Perry asked about fencing.

Everett Byrd stated that it has already been done.

Kevin Mone asked if the driveway would be asphalt or gravel?

Everett Byrd replied that it would be asphalt.

Jim Caliendo motioned to grant the waiver.

Mike McDonnell seconded.

VOTE U/A

ITEM #6: Public hearing on the site plan of land owned by Anderson Bowers, Assessor's Map C, Lot 3B, zoned R-40, located on County Farm Road.

Otis Perry motioned to accept.

Mike McDonnell seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Tom Forbes motioned to approve.

Otis Perry seconded.

VOTE U/A

ITEM #7: Old Business

- (a) Harold Preston brought up Paul McQuade's convenience store on Progress Drive. What did the board want to do with regard to the second driveway.

Pete Bouchard motioned to approve the second driveway.

Jim Caliendo seconded.

VOTE 6-2 Otis Perry and Kevin Mone against. Joe Etelman abstained.

- (b) Historic District Ordinance.

Otis Perry stated that the HDC would like to request another extension.

This will be placed on the November 28, 1989 Planning Board agenda under Old Business.

VOTE U/A on granting the extension.

ITEM #8: New Business

- (a) Request by the Kane Company to allow the permitted uses in a B-3 zone to include a clinic.

Otis Perry questioned if this should be petitioned since it is ambiguous in our zoning ordinance.

Bill Collins asked if it would be the consensus of the Board to absorb this change into our zoning changes?

The consensus was yes.

(b) Request of time extension and waiver of sidewalk requirement on County Farm Cross Road by Laurence Williams.

Kevin Mone motioned to approve the time extension, but the waiver of the street and sidewalk requirements should go to TRC.

Joseph Etelman seconded.

VOTE U/A

ITEM #9: Adjourn

Mike McDonnell motioned to adjourn.

Tom Forbes seconded.

VOTE U/A

Meeting adjourned at 9:45 PM