

MEETING MINUTES  
DOVER PLANNING BOARD  
OCTOBER 24, 1989

MEMBERS PRESENT: Harold Preston, Jim Caliendo, Tom Forbes,  
Mike McDonnell, Richard Lak, Kevin Mone,  
Otis Perry, Pete Bouchard, Lionel Martel

MEMBERS ABSENT: Joseph Etelman

OTHERS PRESENT: Bill Collins, Steve Stancel, Jacqueline  
Freeman

Meeting called to order at 7:02 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 Paul and  
Carol Lessard, Assessor's Map K, Lot 34, zoned  
R-12, located on Hawthorne Road. (P89-53)

Paul Lessard stated that he just wanted to straighten out the  
back line of his lot.

Mike McDonnell motioned to accept the application.

Otis Perry seconded.

VOTE U/A

Close Public Hearing

Tom Forbes moved to approve the application.

Mike McDonnell seconded.

APPROVED

U/A

ITEM #3 OLD BUSINESS

- a. Jeremy Towle lot line adjustment on Columbus Avenue.  
(P89-51)

Jeremy Towle represented his application.

Close Public Hearing

Mike McDonnell motioned to approve the application.  
Otis Perry seconded.

VOTE U/A

APPROVED

ITEM #4: NEW BUSINESS

a. CIP - Library, Fire, Police, Parks & Rec.

Library Director, Dave McMullen stated he is seeking \$15,000 for air conditioning for the Children's Room of the Library. He said that the Architect and the Engineer were very wrong saying the room would be comfortable. He said that because the room faces south, it gets very uncomfortable not just for the public but for the staff also.

Fire Chief Bibber stated he needs \$200,000 for major apparatus. He stated that it would cost \$125,000 to bring an old pumper up to date when a new one is \$160,000 to \$170,000.

Police Captain DeColfmaker discussed the need for an air exchange system, firing range, and a new telephone system since nothing more can be done with the present one and they need to improve the system.

Parks & Rec. Director, Cova Greigg discussed tennis courts that need resurfacing or will have to be closed, pool resurfacing, and a manual fire alarm system needed at the Butterfield gym to help bring the building up to fire code.

Kevin Mone asked if they could have a breakdown of the items the Fire Department recommended.

Cova Greigg stated that she did not have them with her but would see that the Board received a breakdown.

A WORKSHOP ON THE CIP SET FOR THURSDAY, NOV. 2, 1989 - 7:00PM

Pete Bouchard said that he felt that there should be air conditioning in the Council Chambers.

Bill Collins stated that nothing is proposed but there is an engineering study being done for the whole building.

b. Anderson Bowers seeking a waiver from the engineering stamp and another from the mylar. (P89-47)

Anderson Bowers stated that he has received a variance from the Zoning Board and a change of use from the Planning Board.

Bill Collins stated that the problem is that Mr. Bowers doesn't have a mylar and has blueprints of a mylar with his

personal revisions.

Pete Bouchard stated that if this waiver is approved we will be setting a precedence.

Kevin McEneaney is concerned because it is a reproduction of a plan he did for Mr. St. Laurent and Mr. Bowers made changes and reproduced them without his knowledge. He stated that it is setting a bad precedence and is borderline illegal.

Otis Perry asked if cutting out the signature and redrawing the plan would help.

Kevin McEneaney said he would only be comfortable if his name was off the plan.

Bill Collins asked why he did not go to Kevin and get his signature.

Mr. Bowers stated that he had already spent more money than he anticipated.

Pete Bouchard asked if the regulations call for an engineer's stamp.

Bill Collins responded that they do but the Planning Board can waive some of the site review regulations.

Mr. Bowers said that the house, as it presently exists, meets all the standards of the City and has a State approved septic system.

Kevin Mone made the motion to grant the waiver for the engineering stamp and the mylar.

Tom Forbes seconded.

Otis Perry made a motion to make an amendment to that motion. Pete Bouchard seconded.

Harold Preston discussed removing the Kevin McEneaney block off the plan and for the person who drew on the plan to sign his own name.

Otis Perry motioned to allow Pete Bouchard seconded.

VOTE 1 - 8

FOR - Otis Perry

OPPOSED - 8

DENIED

Kevin Mone made the motion to grant a waiver of the engineer's signature and mylar.

**VOTE U/A - AGAINST**

**DENIED**

Harold Preston stated that Mr. Bowers now has the following choices:

1. Bring in 4 plans and a mylar with Kevin McEneaney's signature and stamp.
2. Bring in 15 of his own plans with his signature as the author and go back before the Planning Board.

**OLD BUSINESS**

**McCarty Woods subdivision on Tolend Road - 6 lots. (P87-32)**

Kevin McEneaney stated that there were two concerns at the last meeting. He now has Wetlands Board approval and the Soil Inspector agreed to the treatment of the swale in the wetlands area. He stated that there is a 50 foot wide piece of land that will be an easement and will belong to Lot #4, to be used if the back lot is developed.

Meeting recessed.

Meeting brought back to order.

Harold Preston introduced Barry Maddix, a new Planning Board alternate.

Kevin McEneaney stated that he also wants a waiver of sidewalks on one side.

Kevin Mone made the motion to waiver the sidewalk on one side.

Jim Caliendo seconded.

**VOTE 5 - 4**

FOR - Harold Preston	AGAINST - Tom Forbes
Kevin Mone	Mike McDonnell
Richard Lak	Otis Perry
Lionel Martel	Pete Bouchard
Jim Caliendo	

**GRANTED**

Kevin Mone made the motion to approve the subdivision with the following conditions:

1. An easement be recorded for a 50' right-of-way to the rear property as shown on the approved plan, and a covenant be recorded that assures the said right-of-way will be sold for use as a road at such time the land is needed and it be sold at fair market value as determined by an independent appraiser.
2. A conservation easement be recorded to cover the wetlands on Lots #5 & #6.

Jim Caliendo seconded.

VOTE 5 - 4

FOR - Harold Preston  
Kevin Mone  
Richard Lak  
Lionel Martel  
Jim Caliendo

AGAINST - Pete Bouchard  
Tom Forbes  
Mike McDonnell  
Otis Perry

**APPROVED**

Meeting adjourned at 9:25 PM.