

MEETING MINUTES
DOVER PLANNING BOARD
AUGUST 22, 1989

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

MEMBERS ABSENT: NONE

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

Meeting called to order at 7:00 PM

ITEM #1: Approval of minutes

Jim Caliendo motioned to approve.

Tom Forbes seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a
site review of land owned by the Cohcecho Country
Club, Assessor's Map N, Lot 15, zoned R-40, located
on Gulf Road.

Bill Janelle represented the application.

Bill Collins stated that there was a discussion with the
State regarding the septic system, what was the conclusion?

Bill Janelle stated that there had been a discussion and that
the size of the system is undetermined, but that the State
recommended that a new design be submitted.

Bill Collins asked if the new design had been submitted yet,
and if there would be enough room for a new septic system.

Bill Janelle replied that the design had not been submitted
yet, and that the system may need to be placed in another
spot but there would be plenty of room for it.

Tom Forbes questioned number ten of the TRC Comments.

Bill Janelle stated that a flow test on the service for the
sprinklers has not been done yet.

Kevin Mone motioned to accept the application.

Tom Forbes seconded.

VOTE U/A

Public hearing opened.

Councilor Thomas Duffy questioned if the new building would be screened, and had concerns for the golf carts that cross the road. He wondered if signs could be posted to warn people traveling that road about the carts.

Public hearing closed.

Otis Perry asked if there would be a provision for parking.

Bill Janelle stated that there would not be an increase in the parking, they are only upgrading a facility for storage of maintenance vehicles.

Mike Casino stated that the size and type of plantings need to be shown on the plan, screening should be extended on both sides of the road, a lighting detail plan with the lights around the new building needs to be shown on the plan, erosion control bond in the amount of \$1500 needs to be submitted, and the fire hydrant needs to be brought up with the Fire Department.

Kevin Mone questioned the fuel storage what is the capacity and the exact location.

Bill Janelle stated that is 550 gallons and the exact location has not been determined yet.

Jim Caliendo motioned to approve with the following conditions:

1. A crosswalk be striped if the State will permit it;
2. The type of material and size of the plantings in the hedge row be shown on the plan;
3. The detail of the outdoor lighting fixtures around the building be shown on the plan and that a light be placed on each side of the building;
4. A letter of credit in the amount of \$1,500 for erosion control be submitted prior to any land disturbing activity;
5. A fire hydrant be installed if the Fire Department believes it to be necessary; and
6. The size and location of the fuel storage tank be shown on the plan.

Kevin Mone seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for an amended site plan of land owned by Century Development, Assessor's Map 20, lots 20-114 and 20-1A, zoned R-12, located on Elmview Circle.

Tom Forbes stepped down on this application.

Kerry Forbes represented the application.

Otis Perry stated that it is confusing to have two property lines, would the owners have the same responsibilities?

Kerry Forbes replied that the first page of the plan shows the property line. It would allow for an addition of a deck and a garage. On the second page the property line is to show where the owner would be responsible for upkeep of the lawn. It is considered a maintenance area.

Otis Perry motioned to accept the application.

Richard Lak seconded.

VOTE U/A

Public hearing opened.

Raymond Cote - Elmview Circle - was concerned about a fence at the back of the property because it had barbed wire on it.

Kerry Forbes stated that it wasn't a problem, that he will remove the fence.

Public hearing closed.

Otis Perry motioned to approve with the following conditions:

1. Page two of the plan be an appendix to the document of the homeowner's association and be recorded at the same time; and
2. That there be no fences or continuous vegetative barriers on the property lines around the single family units.

Richard Lak seconded.

VOTE U/A

ITEM #4: Old Business

- (a) Discussion of Rivers Edge II subdivision.