

MEETING MINUTES
DOVER PLANNING BOARD
MAY 9, 1989

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

MEMBERS ABSENT: Patricia Torr, Otis Perry,
Jon Towle (alternate)

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

Meeting called to order at 7:05 PM

ITEM #1 Approval of Minutes

Mike McDonnell motioned to approve.

Pete Bouchard seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a
minor subdivision of land owned by Terry C. York,
Assessor's Map 10, Lot 16, zoned R-12, located on
Highland Street. (1 Lot)

Terry York represented the application.

Mike McDonnell asked if a variance for lot 1 had been
obtained for a lot with no frontage.

Terry York replied that it had.

Mike McDonnell motioned to accept the application.

Pete Bouchard seconded.

VOTE U/A

Public hearing opened.

Mrs. Ames of Prospect Street - an abutter - asked what the
property would be used for once it is subdivided.

Terry York replied that he was going to build a single family
home.

Public hearing closed.

Mike McDonnell motioned to approve the application.

Jim Caliendo seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a minor subdivision of land owned by Daniel Ayer, Assessor's Map N, Lot 18, zoned R-40, located on McKone Lane. (2 lots)

Dan Ayer represented the application.

Kevin Mone asked if McKone Lane was to be upgraded.

Bill Collins stated that at previous Planning Board meetings, in which Mr. Ayer was an abutter, he stated that he did not object to the proposals, but would like to have the same opportunity to subdivide his land without upgrading the road and the Board stated that he could.

Jim Caliendo motioned to accept the application.

Joseph Etelman seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Jim Caliendo motioned to approve the application.

Mike McDonnell seconded.

Kevin Mone requested that the Planning Board check with the City Attorney to determine the R.O.W.

VOTE U/A

ITEM #4: Consideration of acceptance of an application for a site review of land owned by Harris Graphics, Assessor's Map 26, Lots 6 & 7, zoned I-2, located on Broadway.

Dave Collins represented the application.

Mike McDonnell motioned to accept the application.

Jim Caliendo seconded.

VOTE U/A

Public hearing opened.

Nick Skaltsis - an abutter - stated that he was hopeful that the employees of Harris Graphics would use the new parking area, and that the company has done an excellent job at remedying the parking situation.

Richard Lak stated that he has talked to the Police Department about the parking situation and asked if the Police would have a problem with ticketing any cars that were improperly parked. They stated that it would not be a problem.

Dave Collins of Harris Graphics agreed with Mr. Lak and stated that Harris Graphics would do their best to enforce the parking.

Public hearing closed.

Mike McDonnell motioned to approve the application.

Jim Caliendo seconded.

VOTE U/A

ITEM #5 Old Business

A. Discussion of Shaw's Realty site plan.

Bill Collins stated that several members of the board went on a site walk of the property to specifically watch the traffic patterns. There were 3 alternatives proposed for the connector road between Shaw's and Hannaford Bros. The Planning Board felt that the best location for the connector road would be in the rear of the property. Other items that were discussed were that a center line be painted; stop signs and stop bars be installed; the culvert in the rear be lengthened (paved to the width of 24 ft.); and that the pole take on a light.

Pete Bouchard was concerned about the 24 ft. width. He felt that it should be 32 ft. instead so that it would be suitable for year round use.

Shaw's did not have a problem with widening it to 32 ft.

Kevin Mone motioned to approve the application with the following conditions:

1. The paving width of the connector road be 32 feet and shall be paved to the edge of the pavement on the Hannaford Brothers property, provided that Hannaford Brothers agrees to allow the paving. Otherwise the connector road shall be paved to

Shaw's Realty property line;

2. Design and size of a sign shall be approved by the Planning Department, and erected to notify the general public that there is a connector road between the two properties;
3. A letter of credit that ensures the erosion control plan will be followed, in the amount of \$6,000, shall be posted prior to any land disturbance; and
4. The pedestrian crossway located at the corner of Deke's Ski Shop must be striped.

Tom Forbes seconded.

VOTE 5-3 motion carried.

ITEM #6: New Business

- A. Recommendation for a Special Exception by Community Development for 25-34 Mill Street re: Excavation in a Conservation District.

Rick Jones of Community Development represented the request.

Bill Collins stated that the building does exist in a Conservation District and that they will have to go before the ZBA.

Kevin Mone motioned to recommend the special exception to the ZBA.

Pete Bouchard wanted the sewer line checked before any excavation occurred.

Tom Forbes and Jim Caliendo seconded.

VOTE U/A

- B. Request from Jeffery Peckam to extend the subdivision approval for Longhill Estates.

Malcolm McNeill represented the request.

Bill Collins stated that presently there is a letter of credit that will cover the cost of the unfinished work. The letter of credit becomes available on May 26, 1989.

Pete Bouchard stated that there is a problem with the drainage off-site with two abutters and that nobody is addressing the problem.

Malcolm McNeill stated that Mr. Peckam is aware of the

drainage problem with the abutters and that letters were sent to them to rectify the problem, but that there was never a reply.

Kevin Mone motioned to grant the extension until October 1, 1989 and that the letter of credit be available on August 1, 1989.

Mike McDonnell seconded.

VOTE U/A

- C. Request from Gina Thompson to waive the ten (10) foot paving setback from the front property line located on Back River Road for the Jolly Rogers Day Care Center.

Gina Thompson represented the application.

Kevin Mone asked if the trees were going to remain.

Gina Thompson replied yes.

Kevin Mone stated that the City's R.O.W. needs to be established and motioned that this item should be tabled until it can be surveyed and established.

Jim Caliendo seconded.

VOTE U/A

- D. Woodmere subdivision.

Malcolm McNeill stated that lot 41 of the approval was lost due to a Wetlands Board decision and that lot 27 which is oversized would be divided, leaving the same amount of lots that were approved on April 25, 1989. Lot 41 would be absorbed into the open space.

Bill Collins stated that lot 41 had a Conditional Use Permit approved for construction, and stated that the permit would now be for a driveway crossing.

Tom Forbes stated that he had a problem with the board approving applications with Wetlands Board approval pending and felt that it shouldn't be done anymore.

Kevin Mone motioned to approve the amended subdivision plan.

Tom Forbes seconded.

VOTE U/A Jim Caliendo abstained.

- E. Discussion of C&J Travel Plan.

Harold Preston stated that C&J have started construction without a signed plan. There was a problem with the State which has held them up regarding the traffic light that is to be installed. Harold stated that he would sign the plan with the condition that no C.O's would be issued until everything is straightened out with the traffic light.

F. Discussion of Change of Use for the Masonic Temple.

Nick Skaltsis represented this item. He stated that the Mason's are vacating the premises as of November 1, and that he would like the Board's input on what type of change of use would be best (residential or office). He also requested that the Board walk through the site to get an idea of its size and try to determine a proper use.

Site walk scheduled for May 16, 1989 at 7:00 PM

ITEM #7 Adjourn

Kevin Mone motioned to adjourn.

Pete Bouchard seconded.

VOTE U/A

Meeting adjourned at 9:00 PM