

MEETING MINUTES
DOVER PLANNING BOARD
FEBRUARY 14, 1989

MEMBERS PRESENT: Harold Preston, Kevin Mone, Pete Bouchard,
Mike McDonnell, Joseph Etelman, Jim
Caliendo.

MEMBERS ABSENT: Patricia Torr

OTHERS PRESENT: Bill Collins - Planning Director, Steve
Stancel - City Planner, Joanna Childs-
Recording Secretary

Meeting called to order at 7:05 PM

ITEM #1: Approval of minutes

Mike McDonnell motioned to approve the minutes of January 10,
1989 as corrected.

Jim Caliendo seconded.

VOTE U/A

Richard Lak arrived at 7:08 PM

Otis Perry arrived at 7:10 PM

Mike McDonnell motioned to approve the minutes of January 24,
1989.

Jim Caliendo seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a
major subdivision of land owned by Briarwood Realty
Trust (Applicant: Franklin and Dorothy Stackpole),
Assessor's Map K, Lots 14, 16, and 29, zoned R-12,
located on Hubbard Road.

Brian Holt represented the application.

Bill Collins asked what the impact would be from the
detention pond on lot 29.

Brian Holt replied that it would not be reduced in size.

Bill Collins then asked if the common lot line between lots
29 and 1 are actually on the burm.

Brian Holt stated that was correct, but that it would have no

effect on the slope.

Mike McDonnell asked if the house on Middle Road was on existing sewer or septic.

Harold Preston replied that it is on septic.

Otis Perry motioned to accept the application.

Joseph Etelman seconded

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Pete Bouchard stated that if the house is going to be changed over to City Sewer, it will need an easement.

Otis Perry asked if the detention pond would need a fence.

Harold Preston stated that it was set up as a dry pond. He then stated that the Board could make a condition of approval that lot 3 be hooked up to City sewer.

Bill Collins stated that the best approach would be to have an easement recorded for the existing house until it is hooked up to City sewer, once that is done the easement will expire.

Otis Perry motioned to approve the application with the following conditions:

1. Lot 3 will not to be developed and be fully covered with an easement to serve lot K-16 until such time as the municipal sewer is installed to serve lot K-16;
2. Drainage easements shall be shown on the plan;
3. All conditions and improvements assigned to the approval of Briarwood Estates subdivision will be assigned to lots 1 to 3 also;
4. A permanent sewer easement across to lot 3 to serve lot K-16 shall be recorded and shown on the plan;
and
5. The municipal sewer line is to be extended to Middle Road and the design be approved by the City Engineer.

Jim Caliendo seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a major subdivision of land owned by Edmond Grady and George Rivers (Applicant: Ojala Construction), Assessor's Map A, Lots 9C and 10, zoned R-12, located on Long Hill Road. (45 lots)

Bill Collins stated that the plans were incomplete and delivered after closing time on the day of the Planning Board meeting, and felt that the application was incomplete and late. The acceptance was denied.

ITEM #4: Consideration of acceptance of an application for a site review of land owned by Nick Skaltsis, Assessor's Map 4, Lot 59, zoned RM-8, located on New York Street.

Jim Caliendo stepped down on this application since he is an abutter.

Otis Perry also stepped down on this application.

Nick Skaltsis represented the application.

Pete Bouchard asked if the application met all of the requirements.

Bill Collins replied that it did and that there were some requirements from TRC

1. The dumpster has been relocated to space 15;
2. The sewer manhole will be vacuum tested;
3. A notation stating that "As-built plans will be presented upon completion of construction" will be noted on the plan.

Public hearing opened.

Councilor Tom Duffy stated that he had a concern with the traffic and the location of the dumpster, but that the current set of plans were much better than the plans that were approved in 1986.

Bill Collins stated that the dumpster would be moved accordingly so that it would not interfere or affect any abutters.

Public hearing closed.

Kevin Mone motioned for a site review and that he would also like the Board members to receive the minutes from May of 1986 regarding this application.

ITEM #5A: Request for an excavation permit by James P. Griffin, Assessor's Map H, Lots 60 and 62, located on Mast Road

James Griffin represented the application. He stated that he was seeking a renewal of his extraction permit.

Steve Stancel stated that the bond expires in April of 1989, and that it would have to be renewed.

Public hearing opened.

No comment.

Public hearing closed.

Otis Perry motioned to renew the extraction permit for one year with the following conditions:

1. The bond must be renewed in April; and
2. That if any off-site material is to be brought into the pit that the applicant will notify the Planning Department.

Jim Caliendo seconded the motion.

VOTE U/A

ITEM #5B: Consideration of a request for an extraction permit by Dowaliby Trucking, Assessor's Map J, Lot 56, located on Mast Road.

Steve Stancel stated that the bond expires in April of 1989.

Public hearing opened

Steve Stancel stated that Mr. Dowaliby needs a permit to pass over City property.

Bill Collins stated that the City Manager would see to this.

Public hearing closed.

Otis Perry motioned to renew the extraction permit for one year with the following conditions:

1. The bond must be renewed by April;

2. The applicant must obtain permission to pass over City property; and
3. If any off-site material is to be brought to the gravel pit, the applicant will notify the Planning Department.

Jim Caliendo seconded.

VOTE U/A

ITEM #5C: Consideration of a request for an extraction permit by Brox Paving Materials, Inc., Assessor's Map C, Lots 12A and 13, located on Glen Hill Road.

Ken Briggs represented the application.

Otis Perry asked about the broad slope and if it was tough to seed.

Ken Briggs replied that it has been seeded and is growing.

Public hearing opened.

Richard Lak asked how many acres the parcel is.

Ken Briggs replied that it is 16 acres total.

Public hearing closed.

Otis Perry motioned to renew the extraction permit for one year with the following conditions:

1. The bond be renewed;
2. A tax statement must be obtained; and
3. If any off-site material is to be brought to the gravel pit, the applicant must notify the Planning Department.

Mike McDonnell seconded.

VOTE U/A

ITEM #5D: Consideration of a request for an extraction permit by Mast Road Sand and Gravel, Assessor's Map H, Lots 53 and 54, located on Mast Road.

Paul Martel represented the application.

Steve Stancel stated that the Planning Board would need proof of a surety bond.

Public hearing opened.

John Torr an abutter, stated that he would submit a letter as to his disapproval of this gravel pit.

Public hearing closed.

Otis Perry motioned to renew the extraction permit with the following conditions:

1. The surety bond must be obtained;
2. If any off-site material is to be brought into the gravel pit, the applicant will notify the Planning Department; and
3. A tax statement must be provided.

Mike McDonnell seconded.

VOTE U/A

ITEM #5E: Consideration of a request for an extraction permit by Dover Sand and Gravel, Inc. (Applicant J.B.T. Trust), Assessor's Map I, Lots 47 and 49, located on Mast Road and Back River Road.

Tim Pybus represented the application. He stated that the entrance and exit of the pit has been paved.

Steve Stancel stated that proof of an updated surety bond is required.

Public hearing opened.

Jay Stephens - 33 Spruce Lane - is opposed to the gravel pit. He believed that the hours of operation should be changed, and traffic on Spruce Lane should be limited to one-way.

Dennis Gagnon - 14 Partridge Lane - stated that every year he is losing part of his property to the pit, and that the reclamation is moving very slowly. He is opposed to the renewal of a permit.

Ruth Harris - 174 Mast Road - concerned about children playing and people walking or jogging along the road. There is a safety problem on the road. She disapproves of the renewal of the permit.

Don Morse - Hodgkin Lane - he is concerned with the safety of the children. The traffic is increasing daily. He has not seen anything being done to the pit.

Jean Stanton - 16 Partridge Lane - stated that she would have

to send another letter as she did last year. She also stated that the north area of the pit has not been touched in about 10 years, and why hasn't there been any reclamation in that area.

Public hearing closed.

Pete Bouchard stated that a sidewalk is scheduled to be constructed from Back River Road to Route 108 by 1990.

Harold Preston felt that the Board should have a site walk. Scheduled for 2/18/89 at 9:30 am.

ITEM #6: Old Business

Steve Stancel explained the Community Facilities Section of the Master Plan.

This item will be brought up again under Old Business at the next Planning Board meeting so that the Planning Board Members will have time to read this section of the Master Plan.

Mike McDonnell motioned to adjourn.

Pete Bouchard seconded.

VOTE U/A

Meeting adjourned at 9:35 PM