

MEETING MINUTES  
DOVER PLANNING BOARD  
JANUARY 24, 1989

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

MEMBERS ABSENT: Patricia Torr, Richard Lak

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

Meeting called to order at 7:03 PM

ITEM #1: Approval of minutes - This was postponed until the next Planning Board meeting.

ITEM #2: Consideration of acceptance of a site plan for Pond View (Applicant: White Enterprises), Assessor's Map I, Lots 32 and 51A, zoned RM-12, located on Mast Road. (42 units) (Previously approved, but approval has expired.\*

This item was withdrawn.

ITEM #3: Consideration of acceptance of an application for a minor lot line adjustment of land owned by The Development Group, Assessor's Map 36, Lot 15, zoned R-12, located on Northam Drive.\*

Alan Crowell represented the application. He stated that the purpose of the lot line adjustment was that the pavement of the road was encroaching on the lots by 6 inches.

Mike McDonnell motioned to accept the application.

Kevin Mone seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Jim Caliendo motioned to approve the application.

Mike McDonnell seconded.

VOTE U/A

Mike McDonnell motioned to move to Item #5 - Old Business

Joseph Etelman seconded.

VOTE U/A

ITEM #5: Old Business

1. Discussion of Tri-City Car Wash site plan.

Bill Collins stated that there was a question about what was approved for the car wash. He did not believe that office space was included in their application.

It was the consensus of the Board that the second floor office space was not discussed when the application was approved.

The Board felt that a formal application is required for the office space and that the applicant will have to submit it.

2. Vote on Historic Resources Chapter of the Master Plan.

Otis Perry motioned to adopt the Historic Resources Chapter of the Dover Master Plan.

Mike McDonnell seconded.

VOTE U/A 7 in favor 2 absent

3. Letters of Credit

The consensus of the Board was that the Letters of Credit need to be looked at and revised before any action can be taken.

4. Paul Rose Towing Service - Junk Cars

The consensus of the Board was that this was not a Planning Board decision. They felt that it was a City problem.

Kevin Mone stated that he would bring it before the City Council for a recommendation. He also stated that the Planning Department needs to speak with the Police Department to try and come up with a solution.

5. Labranche recommendation for a Special Exception.

Dana Lynch represented the request. He stated that there was some question about the legality of this lot. He had gone to the Registry of Deeds and had a copy of the original subdivision of 1928, proving that it was a legal lot.

Discussion ensued about what type of recommendation would be made.

The consensus of the Board was to leave the wetland as it is and to leave the house as is (15 foot setback from the road instead of 5).

ITEM #4 New Business

1. Discussion of the Utility Section of the Master Plan.

Steve Stancel discussed this section. It entailed what the City is using for water and sewer consumption through the year 2020.

Otis Perry stated that there should be something in that section about water conservation.

It was the consensus of the Board that it should be included.

2. Discussion on Planning Board policies on driveway approvals and headwalls for drainage culverts.

It was the consensus of the Board that a driveway permit be obtained before the mylar is signed and recorded at the Registry of Deeds.

Headwalls will be discussed at the next Planning Board workshop.

3. Discussion of the need for future ordinances.
  - a. housecleaning changes
  - b. impact fees
  - c. site review regulations

These three items will be discussed at the next Planning Board workshop. January 31, 1989.

Otis Perry motioned to adjourn.

Mike McDonnell seconded.

VOTE U/A

Meeting adjourned at 10:05 PM