

MEETING MINUTES  
DOVER PLANNING BOARD  
JANUARY 10, 1989

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

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

Jim Caliendo moved that the minutes of December 20, 1988 be approved.

Otis Perry seconded.

VOTE U/A

ITEM #2 Consideration of a Change of Use Application for  
Pacific Millworks, owned by Timothy Pearson.

Otis Perry stepped down on this application.

Tim Pearson represented the application.

Jim Caliendo asked if this change was going to be temporary or permanent.

Tim Pearson replied that it would be permanent.

Kevin Mone asked about the parking.

Tim Pearson replied that most of it would be taken care of from the shuttle that is offered for Liberty Mutual.

Harold Preston asked if any apartments had been built.

Tim Pearson replied that there weren't any.

Bill Collins stated that this proposal complies with all of the requirements. The water and sewer impacts will be far less with office use.

Jim Caliendo 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.

Kevin Mone seconded.

VOTE U/A

Otis Perry resumed his seat.

ITEM #3: Consideration of acceptance of an application for a subdivision application of land owned by Spectrum Enterprises, Assessor's Map L, Lot 74, zoned R-20, located on Ayers Lane.

Henry Heider represented the application.

Bill Collins stated the TRC comments.

Jim Caliendo motioned to accept the application.

Joseph Etelman seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Kevin Mone asked if the other residents on Ayers Lane were tied into the water and sewer lines.

Pete Bouchard replied that they weren't but that they will be notified that they should proceed to do so at this time before the road is paved.

Otis Perry stated that one lot is vacant and that property owner should be notified as well.

Pete Bouchard asked if there had been any consideration for noise barriers along the turnpike.

Bill Collins stated that there were plenty of trees.

Otis Perry asked if there would be a problem obtaining driveway permits.

Bill Collins replied no.

Jim Caliendo motioned to approve the application subject to the TRC comments.

Joseph Etelman seconded.

VOTE U/A

ITEM #4: Continuation of a public hearing on the Historic Resources Chapter of the Master Plan.

Mark Simmons, Chairman of the Historic District Commission gave some background on the commission.

Tim Pearson wanted to compliment the committee on a great job.

Lynne Monroe from the Preservation Company gave a synopsis of what type of history Dover had.

Public hearing closed.

ITEM #5a Request for a buffer waiver re: Jenninson ADS located on Tolend Road.

Dana Lynch represented the application. He stated that they were seeking three waivers:

1. 35 foot street side setback - they have 32 1/2 feet from the house to the edge of the pavement.
2. 100 foot buffer waiver
3. minimum tract size, they have 24.6 acres and 25 is required.

Otis Perry stated that he would not like to vote on the waivers until a complete application is in to see what kind of context it is.

Barry Carr an abutter to this proposal is opposed to all of the waivers.

Paul Dubay an abutter across the street is opposed to the proposal. He has some concerns about car lights since his driveway would be directly across from the entrance to the property, where mailboxes would be and that he feels the waivers should not be granted.

Paul Bruyere - Tolend Road - an abutter he stated that there is a problem with this whole proposal. The owner is attempting to develop this property with no frontage. There were 12 houses on the first ADS, there are 15 on this plan, how many will be on the next? To grant these waivers is not

fair and they should not be granted.

Pete Bouchard asked what the frontage with the existing house was.

Dana Lynch stated that it was 153 feet.

Kevin Mone stated that the ADS is new in the City. To allow 3 waivers is setting a precedence for other developments. The only way to get the road into the subdivision is to eliminate the house.

Otis Perry, Pete Bouchard and Jim Caliendo agreed.

The Board gave a consensus on the three waivers:

1. To allow 24.6 acres as opposed to 25 5-4 vote
2. To waive the 100 foot buffer. 8 against - 1 for
3. To waive the 35 foot setback - 9 against.

ITEM 5b Request for Planning Board Recommendation for a Special Exception by Paul Connelly.

Paul Connelly represented the application. He stated that the parcel is 1.4 acres located on the corner of Redden and Horne Street. The LaBranches would like to put a 28 x 52 ranch house with a full basement. They had started to do this in 1984, but their contractor left, and since then some of the zoning laws have changed. They will need to have a letter from the Planning Board (letter of review) in order to go before the ZBA.

Jim Caliendo asked if a building permit was issued in 1984.

Paul Connelly replied yes.

This was scheduled for a site walk on Wednesday, January 11, 1989, at 9:30 am.

ITEM 5c Election of officers.

Kevin Mone nominated Harold Preston for Chairman.

Otis Perry seconded.

VOTE U/A

Mike McDonnell nominated Otis Perry for Vice-Chairman

Patricia Torr seconded.

VOTE U/A

ITEM #7 Old Business

Discussion ensued regarding the CIP. Jim Caliendo was opposed to the school being built by 1990 he felt that it should be put on hold until Year III. Off-site improvements need to be incorporated in the matrix. The consensus of the Board for the school itself, Jim and Joe felt it should be set back one year. The rest of the board felt that it was fine.

Kevin Mone motioned to adopt the resolution as amended.

Otis Perry seconded.

VOTE 7-2 Jim Caliendo and Joseph Etelman opposed.

Meeting adjourned at 10:00 pm.