

**DOVER PLANNING BOARD
MINUTES OF MEETING
APRIL 9, 1996**

MEMBERS PRESENT: Brian Preston, Otis Perry, Martin Smith, Reuben Hull, Charles Maglaras, Lionel Martel, Dennis Cioti, Jerry Reese, Mike Bobinsky

MEMBERS ABSENT: Ron Cole, Paul Beecher

STAFF PRESENT: Steven Stancel, Planning Director and Jacqueline Freeman, Recording Secretary

Bob Belmore chaired the meeting.

Alternates Dennis Cioti and Charles Maglaras sat on the Board in the absence of two members.

ITEM #1: Approval of minutes.

Brian Preston made the motion to approve.

Reuben Hull seconded.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a minor lot line adjustment of land for Chin C. Ly, (Owners - Chin, Fung & Seng Ly) Assessor's Map 36, Lots 28 & 29, Zoned R-12, located on Redden Street.*

Bob Stowell represented the applicants. He said they are adding to the smaller lot. The lot has City water and sewer. He said they wish to build a new home on this lot.

Otis Perry made the motion to accept the application.

Charles Maglaras seconded.

VOTE U/A

The public hearing was opened.

There were no comments

The public hearing was closed.

Steve Stancel gave the Planning staff recommendations.

Otis Perry made the motion to approve with the following conditions:

1. Owners signatures be added to the plat.
2. The owners provide the Planning Department with maintenance conditions in regard to the man made pond.

Charles Maglaras seconded.

VOTE U/A

ITEM #3: Consideration and acceptance of an application for a site review of land for Langdon Place of Dover, Assessor's Map K, Lot 11A, zoned R-40, located at 60 Middle Road.*

Atty. Malcolm McNeill represented the applicant. He introduced Jean Trefethen, Director of Langdon Place, Brian Duffy, who is in charge of maintenance of Langdon Place and Chris Jacobs, the engineer for the site. He said Langdon Place has been in existence since 1988, is situated on 18 acres, and is on City water and sewer. He said it is a full service elderly facility of Colonial design. The facility has an indoor pool and other amenities. He said there are 1 & 2 bedroom style units with kitchens where residents may also take one meal per day in the dining facilities. He said there are other units with higher levels of care with no kitchen facilities where residents take all their meals in the dining facilities.

Mr. McNeill said they received a Special Exception from the Zoning Board before coming to Planning and have satisfied all the criteria. He said the expansion is to the front of the lot and will have an attractive secure courtyard. He said the third building will provide a higher level of care, almost like a hospital. He said the residents, as their needs increase, move through the buildings to different levels of care. Mr. McNeill said the average age is between 80-82 years. He said that most residents do not operate motor vehicles. He stated this type of facility has the least impact on the community.

Mr. McNeill said he is asking for a waiver of the normal driveway width of 24 feet. He said the new roadway will be 22 ft. wide and will services 7 parking spaces. He said the total 125 parking spaces are more than generous. He said that Langdon Place provides a bus for visits to restaurants and rides, therefore reducing the need for automobiles. Malcolm said City Engineer Paul Vlasich stated that this project will not have any impact on the private force main for 45 Middle Road which runs along the frontage of Langdon Place. Mr. McNeill said the Technical Review Committee comments are minor and will be taken care of.

Otis Perry was concerned that the two driveways were too close together and said he is not sure that the Ordinance will allow them.

Chris Jacobs stated that the BOCA codes and the Fire Department require 95% access to the buildings. He said the second driveway will provide that access.

Steve Stancel stated that the Driveway Ordinance requires a 400 ft. site distance and the driveways meet the requirement.

Steve Stancel stated that the abutters have a force main and have had problems with it in the past. He said they feel they have had more problems since Langdon Place was built. He said that the Langdon Place sewer runs by gravity and has no effect on their force main.

Mike Bobinsky made the motion to accept the application.

Lee Martel seconded.

VOTE U/A

The public hearing was opened.

Allan Green, 45 Middle Road, stated he was concerned with the new driveway being across the street from his driveway and producing more congestion. He said he had no disagreement with the expansion. He said the traffic rolls over his sewer pipe and he wants to be assured that he won't have a problem with the crushing forces from the traffic. He said he is opposed to the placement of the second driveway.

The public hearing was closed.

Steve Stancel said he asked City Engineer Paul Vlasich about possible crushing forces from the traffic and Paul stated it was an impossibility.

Mike Bobinsky, Director of Community Services, said they have not been able to define the problem in relation to Langdon Place.

Mr. Green said that his house was built in 1984, and his sewer pipe broke under the Langdon Place driveway.

Steve Stancel read the staff recommendations.

Otis Perry asked if the new driveway across from the Greens' driveway could be shifted.

Malcolm McNeill said he would like to propose a different alternative. He stated they will dig to ascertain the depth of the pipe since no one knows how deep the pipe is.

Otis Perry said this is a reasonable solution to the pipe but the driveway is the other problem.

Chris Jacobs said the driveway doesn't come out directly across from the Greens' driveway.

Malcolm McNeill said that all of the people who will live in the new facility do not drive. This project will not add to the traffic except for a few more employees. Malcolm said they are utilizing the site in a way to best use the topography and to avoid any wetlands. He said this facility has been there since 1988 and has been a good citizen to the community. He said this is a permitted use that has passed all the hurdles. He said the driveway locations make sense.

Reuben Hull made the motion to table to a site walk and to get a more explicit letter from the City Engineer.

Otis Perry seconded.

Lee Martel said they are volunteering to sleeve the join in the sewer line. He said the traffic will not impact a sleeve. He said he is not in favor of tabling.

VOTE 3 - 5 Opposed - Cioti, Bobinsky, Martel, Maglaras, Smith

Mike Bobinsky made the motion to approve with the staff recommendations and two additional conditions as follows.

1. Add a note stating that as-built plans shall be submitted in digital form.
2. Revise sheet 2 & 3 of 10 to make both sheets consistent with regard to signage.
3. The proposed entrance roadway should be 24 ft. wide or seek a waiver from the Board for the 2 ft. difference. If the plan changes to the required 24 ft. width, change the roadway cross-section detail to reflect the proper width.
4. Add the GIS coordinates to the plan.
5. Submit a landscaping plan to the Planning Department for review and acceptance.
6. Correct the parking space call-out at the rear of the building from 19 spaces to 17 spaces. The overall site plan also needs to be corrected to reflect this.
7. Add a flared end to the proposed drain line located south of the existing entrance.
8. Add a drainage structure at the change in pipe direction between catch basin #3 and #4.
9. Add the following notes to the plan:
 - a. Gate valves to open counter clock-wise.
 - b. Pipe bends and fittings shall be Class 350.
10. If the private force main is found to require a sleeve due to inadequate depth, the applicant shall install as needed.
11. The Engineering Department provide additional information on the integrity of the force main.

Bob Belmore allowed Mr. Green to speak again.

Mr. Green stated that Atty. McNeill stretched how reasonable the use was. He said the driveway is not quite across from his but he couldn't see the need of a second driveway. He asked why it could not be placed farther up on Middle Road.

Reuben Hull asked if they will be sleeving on both driveways or one only.

Mike Bobinsky said he assumed both driveways.

Malcolm McNeill said the new drive is the only one with traffic. And why should the contractor absorb an expense that he is not responsible for.

Otis Perry made a motion to amend the original motion to include the waiver of the 24' roadway. Dennis Cioti seconded.

VOTE U/A

Bob Belmore called for a vote on the new motion.

VOTE U/A

ITEM #5: Old Business

Lee Martel stepped down and yielded to Jerry Reese.

a. Continuation of Grifco Gravel Permit.

Jerry Reese made the motion to remove the item from the table.

Mike Bobinsky seconded.

VOTE U/A

Steve Stancel went over the history of the pit. He said that on October 1995, this issue went before the City Council and a question of the right-of-way arose then. He said that the City Attorney determined the City has the right to grant passage over the right-of-way.

Otis Perry made the motion to grant the permit with the following staff conditions:

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
2. Minimum setbacks from property lines and the Conservation District adjacent to the Bellamy River be flagged in the field to facilitate inspections. The pit owner shall contact the Planning Department when flagging is completed for inspection.
3. Update existing conditions contours on the plan to reflect current extent of excavation.
4. Ensure that the stored loam be clean and free from contaminates and hazardous materials.
5. Pay the first half property tax due for tax year 1995 on Map H, Lot 62.

Martin Smith seconded.

VOTE U/A

ITEM #6: New Business

Steve Stancel reminded the Board to get their applications in soon if they want to attend the Planning seminar.

ITEM #7: Adjournment

Jerry Reese made the motion to adjourn.

Dennis Ciotti seconded.

VOTE U/A

Bob Belmore called for a vote on the new motion.
VOTE U/A

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