

**DOVER PLANNING BOARD
MINUTES OF MEETING
APRIL 23, 1996**

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

MEMBERS ABSENT: Paul Beecher, Bob Belmore

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

Chairman Cole brought the meeting to order at 7:05 PM.

Alternates Jerry Reese and Dennis Ciotti sat on the Board.

ITEM #1: Approval of minutes

Jerry Reese made the motion to approve the minutes.

Brian Preston seconded.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a major subdivision of land for Glenn Lucas, (owners William III and Ruth Wilson) Assessor's Map L, Lot 27A, zoned R-20, located on New Bellamy Lane. (4 Lots)*

Paul Connolly, Civil Works, spoke in behalf of Mr. Lucas. He stated the subdivision is over 5 acres in size. He said the existing house is on Dover Point Road. He stated they are creating 4 additional lots on Bristol Lane. He stated the lots will be serviced with municipal sewer and water and underground utilities. He said they will be creating a stub for the Jensen house should they wish to tie into the sewer. He said they have extended the water main in a 30' wide utility easement up to the Manha property which would allow the water to be looped if the Manha property were ever developed. Paul stated the looped line would ensure a better quality water. He said the road will have no curbs or sidewalks. He stated they are asking for the following waivers:

1. Pavement width requirement (24' in lieu of 28')
2. Sidewalk requirement (no sidewalks)
3. Curbing requirement (no curbing)
4. Water main size requirement (8" in lieu of 12")

Paul stated there is no pumping station needed because the sewer will work by gravity. He said the houses that will be built may need an ejector depending on the style.

Steven Stancel said they will need a temporary construction easement from the Lindsays.

Glen Lucas stated he has spoken to Mr. Lindsay about the easement and Mr. Lindsay has no problem with it.

Paul Connolly said they are providing 4" service ties up to the lot lines. He said the tie in fees will be born by the constructor of the houses. Paul said the 34' radius of the cul-de-sac will be grass and a tree or two. He stated that the maintenance will be assigned to Lot #3.

Charles Maglaras asked if an 8" water line is sufficient.

Paul Connolly stated that he feels comfortable with it. He stated 50 to 75 or more houses could be put on an 8" water line.

Steve Stancel stated that the City Engineer is in favor of the 8" water line.

Lee Martel stated that 150 families are on an 8" line in Jensen's Mobile Home Park and there is plenty of pressure and some to spare.

Jerry Reese made the motion to accept the application.

Mike Bobinsky seconded.

VOTE U/A

The public hearing was opened.

Vladimir Kazulin, 8 New Bellamy Lane, stated he could never find any markers on his land and would like to have the stakes put in.

Paul Connolly said they found stakes at the front and rear corner of his property.

Ray Bardwell, Spur Road, stated that the water line is fine and he supports the waivers.

Mr. Lindsay, New Bellamy Lane, asked if the houses will all be single family homes.

Glen Lucas said they will be basic single family homes.

The public hearing was closed.

Otis Perry stated he is in favor of sidewalks on one side of the street. He said if they don't go in with the developer, they will never go in. He asked if the name of the street is approved for 911. He was concerned with the verbiage in the maintenance contract of the cul-de-sac.

Glen Lucas stated he talked to Building Inspector Tom Clark and it was he who recommended Bristol Lane because of its historical value.

Mike Bobinsky stated half of their complaints have been eradicated in the past two years since the Planning Board has been assigning cul-de-sac maintenance. He said it is like the "Adopt a Spot" program. He said he thinks it is a step in the right direction. He said the maintenance would include taking down a dead tree if needed, landscaping, mowing, etc. Mike said the cul-de-sac is a public right-of-way and belongs to the City. He said if the maintenance does not get done, they would pursue it with the land owner.

Glen Lucas stated he will build a house on Lot #3 and will work with Steve Stancel on the verbiage for the maintenance of the cul-de-sac. He said he is against the 50' right-of-way because he wants to preserve the area. Mr. Lucas stated it used to be an apple orchard.

Steve Stancel stated that they looked at the 50' right-of-way long and hard at the TRC. He said that given the shape of the Manha property, it is not overly important.

Mike Bobinsky said they are generally satisfied with the drainage of the subdivision. He stated he is not in favor of a sidewalk.

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

1. Add the owners' signatures to the plat.
2. The PE stamp be added to the plat.
3. A temporary construction easement be acquired from the Lindsays.
4. A sidewalk on one side of the road and a 50' easement to the Manha land be required.
5. A maintenance agreement for the cul-de-sac be submitted..

Also, approve the waivers for the curb, 8" water main and paving width and an approve the agreement for the cul-de-sac maintenance.

Reuben Hull seconded.

Jerry Reese amended the motion to reduce the 50' easement to 30' and delete the sidewalk requirement and require the curbing be installed.

Mike Bobinsky seconded.

Martin Smith said he lives on a Hayes Lane and it never had a sidewalk or curbs. He said a sidewalk to nowhere makes no sense. He said this will just drive up the price of the lot and be a burden on the developer and is opposed.

Ron Cole asked for the vote on the amendment.

**VOTE 1 - 7
Defeated**

**Opposed - Maglaras, Martel, Hull, Smith,
Preston, Perry, Bobinsky**

Ron Cole asked for the vote on the original motion.

**VOTE 1 - 7
Defeated**

**Opposed - Maglaras, Martel, Hull, Smith,
Preston, Reese, Bobinsky**

It was decided that some of the waivers would be voted on individually.

Otis Perry made the motion to approve with the staff recommended conditions as follows:

1. Add the owners' signatures to the plat.
 2. The engineer's stamp be added to the plat.
 3. A temporary easement be acquired on the Lindsay property.
 4. A cul-de-sac maintenance agreement be submitted and approved.
- Also the 8" water main waiver, 24" pavement waiver be approved.

Jerry Reese seconded.

VOTE U/A

Otis Perry made the motion to recommend the curbing waiver be approved.

Brian Preston seconded.

VOTE 6 - 2

Opposed - Bobinsky, Reese

Approved

Jerry Reese made the motion to approve the sidewalk waiver.

Mike Bobinsky seconded.

VOTE 7 - 1

Opposed - Perry

Approved

Otis Perry made the motion to change the 30' easement to 50' for future access.

Reuben Hull seconded.

VOTE 3 - 5

**Opposed - Maglaras, Martel, Smith, Reese,
Bobinsky**

Defeated

ITEM #3: Consideration and acceptance of an application for a site plan for JSN Associates, (Owner Northeast Realty Trust) Assessor's Map G, Lot 3C, zoned I-2, located at the Southeast Industrial Park.*

Jeff Nawrocki, of JSN Assoc., represented the applicant. He stated this is a 16,000 sq.ft. addition. He said they have attained a Wetlands Permit for the wetland crossing and have gotten the approval of the Conservation Committee. He said the dumpster location has been added and they are creating a 10' wide strip that will be naturally screened by the building for the pallets. He said the addition will not affect the drainage. He said because of the size of the propane tank, the distance from the tank and pallets only needs to be 25'.

Jerry Reese made the motion to accept the application.

Mike Bobinsky seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Otis Perry made the motion to approve with staff recommended conditions as follows:

1. Add the owner's signature to the plat.
2. Add the GIS coordinates to the plat if the control points are nearby.

Reuben Hull seconded.

VOTE U/A

ITEM #4: Old Business.

There was none.

ITEM #5: New Business

Charles Maglaras said he would like to move the Parking Ordinance from the Zoning Ordinance to the Site Review Ordinance and would like to discuss this at the next meeting.

ITEM #6: Adjournment

Jerry Reese made the motion to adjourn.

Lee Martel seconded.

VOTE U/A