

**DOVER PLANNING BOARD
MINUTES OF THE MEETING
MAY 28, 1996**

MEMBERS PRESENT: Ron Cole, Chairman, Dennis Ciotti, Otis Perry, Mike Bobinsky, Bob Belmore, Reuben Hull, Jerry Reese, Martin Smith, Brian Preston, Lionel Martel.

MEMBERS ABSENT: Paul Beecher, Charles Maglaras

STAFF PRESENT: Steven Stancel, Planning Director, and Jamie McCulloch, Recording Secretary

Chairman Cole brought the meeting to order at 7:00 P.M.

ITEM #1: Approval of minutes.

A member of the Board mentioned that there was an error in the minutes on the first line of page 5. The business name Brock's should read Brox.

Motion to approve: Jerry Reese made the motion to approve the minutes with the change. Otis Perry seconded. - Brian Preston abstained.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a driveway waiver for Douglas & Lucia DeDe, Assessor's Map 12, Lot 37, zoned RM-10, located at 143 Locust Street.

Mr. & Mrs. DeDe were present at the meeting to speak on their behalf. Mr. Douglas DeDe explained to the Board that his request was to expand his driveway. He explained that in bad weather, the area where he must park his car fills with mud. He would like to pave a portion of the driveway as shown on the plan that he had submitted to the Planning Office. He added that there would be no change in the use of the property.

Steve Stancel stated that the Planning Staff has reviewed the plan for the request and that they recommend approval with the condition that the landscaping of the area be as it is listed on the plan.

Motion to accept: Otis Perry made the motion to accept. Mike Bobinsky seconded.

VOTE U/A

Public Hearing Opened

Martin Mitchell, of 31 Summer Street, wanted to touch base on three (3) points regarding the approval of the application.

- 1) That the paving of the driveway not interfere with any of the survey pins on the lot.
- 2) That no water was to run off onto his lot due to the pavement.
- 3) That the pavement be such so that if the fence was replaced it would not be damaging the driveway.

Betty Ireland, 50 Silver Street, stated that she wanted to make sure that the pavement would only be going to the fence and not beyond since the fence abuts her property.

Mr. DeDe stated that he had discussed the application with all of his neighbors.

No one else was present to for or against the application.

Public Hearing Closed

Motion to approve: Jerry Reese made the motion to approve the application with the conditions and recommendations of the Planning Staff and with Mr. Mitchell's comments. (Survey Pins, Sloping, and disturbance to the fence.) Dennis Ciotti seconded. **VOTE U/A**

ITEM #3: Consideration and acceptance of an application for a minor lot line adjustment of land for George & Nancy Parsons & Harland & Pamela Cheney, Assessor's Map A, Lot 36-8, zoned R-40, located on Parsons Lane (off Varney Rd.)

Kevin McEneaney was present to represent the applicants. He stated that the property was subdivided about a year ago, and that the request was to receive an adjustment to lot #5. Lot #5 has a cemetery on it, and according to State law you must have a 25 foot setback in order to build on it.

Steven Stancel stated that the planning departments recommendation was to approve the application, with the owner's signature affixed to the plan.

Motion to accept: Otis Perry made the motion.
Reuben Hull seconded.
VOTE U/A

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Public Hearing Opened

No one else was present to speak in for or against the application.

Public Hearing Closed

Motion to approve: Jerry Reese made the motion to approve.
Mike Bobinsky seconded.
VOTE U/A

Item #4: Consideration and acceptance of an application for a minor lot line adjustment of land for Paul Martel, (owners Paul & Michael Martel and Michael & Denise Cormier), Assessor's Map I, Lots 49 & 48L, zoned R-12, located on Mast Road.

Lionel Martel stepped down from the Board for this application.

Kevin McEneaney was present to speak on behalf of the owners of the property. He explained that the application was for 3 small lot line adjustments. Two (2) of them are off of Mast Road which were previously approved nine (9) months ago known as parcels 4 & 5. The third line being adjusted was the boundary between Martel and Cormier.

He went on to add that Mr. Martel is the owner of all of the lots and it would be an internal adjustment.

Mike Bobinsky asked if phase two (2) was associated with lot #8 and Kevin stated that yes it was and there is about 20-30 lots.

Steve Stancel recommended approval of the application with the following minor changes:
1) Owner's signature 2) Change Map & Lot on plan from I-59-4 to I-49-5 3) Correct the Cormier note #7. He also stated that he has discussed the application and plan with Kevin and he is fully satisfied.

Motion to accept: Mike Bobinsky made the motion to accept.
Jerry Reese seconded.
VOTE U/A

Public Hearing Opened

No one else was present to speak for or against the application.

Public Hearing Closed

Motion to approve: Jerry Reese made the motion to approve.
Mike Bobinsky seconded.
VOTE U/A

Item #5 Old Business

a.) Belanger Subdivision

The following residents were present at the meeting to discuss the approval requirements for the Belanger Subdivision that was approved last fall.

*Dr. George Reid, 6 Roberta Drive - *Mrs. Frances Reid, 6 Roberta Drive
*Edward Miller, 8 Roberta Drive - *William Caddle, 10 Roberta Drive

Dr. Reid of 6 Roberta Drive, began explaining to the Board that he his Attorney and his neighbors were present at the meeting that occurred last fall for the Belanger Subdivision. He went on to say that it was their impression that the length of the cul-de-sac was to be only 1250 feet in length. He added that from the looks of the subdivision they have gone beyond those boundaries in which they had been approved. He said that the minutes from that night's meeting stated that they were approved for more square footage than was actually voted on, and he added that the Foster's Daily Democrat reported that 1250 feet was approved also.

Dr. Reid asked the Board to look at the minutes to correct them so they would reflect the correct length of the cul-de-sac. Steve Stancel stated that he has pulled the minutes and they state that the Board granted 1360 feet for the cul-de-sac with 28 feet wide pavement and sidewalks on one side only. The motion was passed with a 4-1 vote.

Steve Stancel stated that there seems to be some confusion as to how long the cul-de-sac is, but that really depends on where you measure it from. He added that the size of the cul-de-sac has not changed and it was very clear what was being granted at the meeting that night.

Dr. Reid stated that it was his and his neighbors understanding that the cul-de-sac would be shortened by 50 feet, and the minutes do not reflect this condition. He added that if it should be shortened, how would the Board make a contractor do that.

Mr. Caddle of 10 Roberta Drive, stated it was his understanding that the length of the cul-de-sac would be 1250 and that it is not consistent with what was voted on. He added that the neighbors dropped any legal action that they were going to take because the length of the cul-de-sac would be 1250.

Reuben Hull asked if the Board could review the tape of the minutes to verify what was voted on. Ron Cole stated that he would review his files and make a determination as to the length of the cul-de-sac and what was voted on and get in touch with Dr. Reid within a day or so.

Dr. Reid stated that storm drains are in and that lots 5,6 & 7 appear to be reserved and that the road would be put on before too long. He wanted to be sure that the situation could be resolved before the road went in and it was too late.

Kevin McEneaney, who worked on the surveying plans for the subdivision spoke to the Board to try and clarify the situation for them. He stated that there was a pre-liminary set of plans submitted to the Board before the final plan was and that the end of the cul-de-sac has never changed size from what appeared on both of the plans. He added that the Board voted on the final plan and not the adjustment that was made.

Dr. Reid stated that the main purpose of him and his neighbors being present at that meeting was because of the length of the cul-de-sac. He felt that the tape of the minutes should be reviewed because it would be very upsetting to all seven of them if they misheard the motion to grant the full length when they were all under the assumption that the Board was only voting on 1250 feet.

b.) Scoping session regarding rezoning north of the Weeks Intersection.

The Board reviewed a Memorandum that was submitted by Reuben Hull regarding the north end rezoning. He stated that members of the North End Rezoning Committee are himself, Lionel Martel and Dennis Ciotti.

Reuben discussed the memo and the scheduled workshops and meetings that he has set up for the committee to meet on regarding the rezoning.

The Board discussed how the committee was going to notify the people of the north end when the workshops and meetings would be held. Ron Cole mentioned that he would like to talk to Councilor Robert Lewis who covers that ward. It was mentioned that even if the property owners were notified by 1st class letter it would not be that much of an expense.

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Lionel Martel stated that he would like to hear the planning comments from Steve Stancel. Steve stated that it will depend on the market as to how quickly the area will get developed. He added that it is possible that the zoning changes may not be as extensive or even done at all. The vocal majority of the people that live on the north end were not present at the meeting to voice their comments and concerns. He added that there were some phone calls to his office regarding the zoning, but the calls came after the vote had already passed.

Otis Perry stated that the Board needs to be very specific as to what they want the committee to do so they may go and speak to the residents. He added that he thought the schedule was fine and that it was a good idea.

Ron Cole stated that he has received inquiries from interested parties by developer's and their could be people interested in a larger piece of land than is available. He added that some research should be done with the Economic Development people. He also wanted to add that the schedule is great.

Ron Cole added that he hopes something will go up in the north end area that will benefit the people.

ITEM #6 New Business

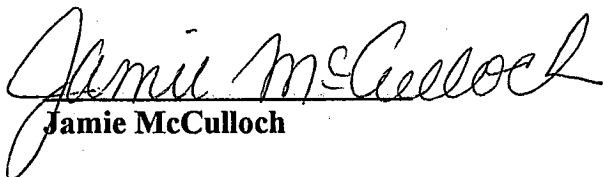
Steve Stancel went through a memo with the Board regarding the Master Plan. Steve stated that he has spoken to the consultants working on the Master Plan and they said that some unique things are occurring. He added that one unique thing is that the clarostat building is acting as an incubator for several small businesses in Dover. They begin in the mill and grow, then eventually they will leave the building and expand to other locations throughout the City.

Jerry Reese stated he has been appointed to the Economic Section of the Master Plan Review Committee.

ITEM #7 Adjournment

Motion to adjourn: Jerry Reese made the motion to adjourn.
Lionel Martel seconded.
VOTE U/A

Respectfully submitted,


Jamie McCulloch