

**DOVER PLANNING BOARD
MINUTES OF MEETING
NOVEMBER 14, 1995**

MEMBERS PRESENT: Martin Smith, Scott Rawding, Brian Preston, Lionel Martel, Charlie Reynolds, Reuben Hull, Ron Cole, Mike Bobinsky

MEMBERS ABSENT: Bob Corsetti, Paul Beecher, Bob Belmore

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

Chairman Cole brought the meeting to order at 7:07 PM.

ITEM #1: Approval of minutes.

Mike Bobinsky made the motion to approve the minutes.

Martin Smith seconded.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a site plan of land for Cambridge Tool and Manufacturing Co., Inc., Assessor's Map G, Lot 6C, zoned I-2, located at 29 1/2 Littleworth Road.

Bill Martin, of Cambridge Tool and Manufacturing Co., introduced the company's representatives, Jay Stevens and Jeffrey Melbourne from Civil Consultants.

Jay Stevens stated the site is the former GE site. He said they have a two phase project to expand the building. The first phase is a 43,000 sq. ft. addition. Phase two is a 27,000 sq. ft. addition added to the first phase. He stated that the utility improvements will all be internal, the expansion will be sprinkled and the parking exceeds requirements.

Steve Stancel gave the staff recommendations.

Lee Martel 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.

Charlie Reynolds made the motion to approve with the following staff recommended conditions:

1. The owner's signature be placed on the site plans.
2. Approval of a Conditional Use permit. (The Conservation Commission did review the site and are in favor but did not have the quorum necessary to vote.)
3. Add a note to the site plan stating that as-built plans shall be provided to the City in digital format.
4. Show parking space dimensions and aisle widths on the plan.
5. Add a lighting detail and locations to the plan.

Mike Bobinsky seconded.

VOTE U/A

Ron Cole read a letter received from CRT Development asking for a waiver from the application fee for Cambridge Tool.

Lee Martel asked if there is any alternative to waiving the fee.

Steve Stancel said the Board could waive a portion of the fee. He said the idea of the fee is to cover the cost of review time to the City departments. He said it is a user fee. There are some plans that the departments spend more time on than others, but it balances out. He said another way would be to charge by the hour, but it would be an administrative nightmare. He said that the fees cover about 1/3 of the total cost of the department.

Ron Cole said he wants to do what he can to keep the company content.

Steve Stancel read in the Site Review Ordinance where it states the Board can give waivers.

Reuben Hull said it sets a dangerous precedence. Everyone needs to have a fee and we need to have consistency. He said he would have no problem with letting the Planning Director decide.

Lee Martel said he doesn't like to put the Director on the spot. He said the decision should be made by the Board as a group.

Scott Rawding asked what the legal ramifications would be if we were to give the waiver and then someone else comes in for a waiver and doesn't received it.

Ron Cole said it should be investigated and put off to the next meeting.

Reuben Hull made the motion to table.

Brian Preston said some research should be done into the company and seconded the motion.

VOTE U/A

Charlie Reynolds left the meeting.

ITEM #3: Consideration and acceptance of an application for a major subdivision of land for Laurel Ridge LLC, (Owner B & B Realty Trust), Assessor's Map L, Lot 45, Zoned R-20, located on Belanger Drive.

Kevin McEneaney and Paul Connolly represented the applicant. Kevin said it is a 17 lot subdivision which is 17 acres in size. It will be accessed by a newly constructed road. The road will be 1300 feet long and they will reconstruct the existing portion of Belanger Drive. The lots will vary from 22,000 sq. ft. up to 79,000 sq. ft. There will be sewer and water and the road will be built to City standards. He said lot 1 has a house on it and will be accessed on Dover Point Road.

Kevin said they are asking for several waivers as follows:

1. for the length of the cul-de-sac to 1300 ft..
2. for the dimensions of road width from 32 to 28 ft.
3. sidewalk regulations to one side only.

Paul Connolly gave the specifics of the road and the drainage, which are marked on the plans. He said the looped water main will improve the water quality of Roberta and Belanger Drive. He said they will provide hooking the 3 existing houses into the new water main. He spoke on the particulars of the sewer service. He said they will be providing stubs for the sewer to the property lines of the Hanson, Gibson and Poitras parcels. He said they would place conduit stubs for the underground utilities to the existing houses on Belanger Drive so they can switch to underground utilities if they wish. He said there will be a 5 ft. wide sidewalk on one side of the road with a three foot grass buffer strip.

Steve Stancel said the City Sewer Regulations require anyone within 100 feet to tie in. He said owners may receive a letter from the City requesting them to tie in. He said they do have an option of going before the Dover Utilities Commission (DUC) to request a waiver.

Mike Bobinsky said he thinks the DUC would use some judgment on when they have to tie into sewer.

Scott Rawding said he would feel that he had grandfathered rights to not hook into City water and sewer. He said they shouldn't be forced.

Lee Martel said he feels this is not quite related to what the applicant is here for tonight.

Mike Bobinsky speaking of the sewer line, said the developer will install the line to where they can connect and that work has a value. He said these property owners would not have to make that investment.

Paul Connolly said he is in receipt of a memo dated November 13, 1995 from the Engineering division. They have no problems with Items 2, 3, 4, 5 and 6. A proper road storm drainage system will lessen the runoff because of the curbs.

Mike Bobinski made the motion to accept the application.
Marty Smith seconded.
VOTE U/A

The public hearing was opened.

Jeffrey Caddle, 10 Roberta Drive, said he would like the cul-de-sac to be shorter. He said they should have greater regress from the setback requirements.

Francis Reed, 6 Roberta Drive, said she abuts lot #11, and a house would be built in her back yard. She is requesting that the 1300 ft. cul-de-sac be denied. She would like to see no building on lot #10. She wanted to know where the house will be built on lot #11. She was also concerned that the adjoining trees would be taken down.

Paul Connolly said he can't speak for the owner, but the logical and practical place to build would be closer to lot #12 than her parcel.

Barton Gibson, 5 Belanger Drive, said he has a 1/4 acre lot between Lots #1 and 17. He said he is not trying to impede the subdivision but his concern is that it does not cost him money because of the subdivision. He said he is concerned about being forced into hooking into the sewer and he wanted to know if he would be forced to go with the underground utilities.

Paul Connolly responded by saying it will be under his control as to whether he goes with the underground utilities because the existing poles will still be up.

Karen Hanson, 6 Belanger Drive, said she doesn't object to development but she doesn't want it to cost her any money. She said she spent \$4,500 a couple of years ago on a septic system. She also said she understood that she will have to pay a basic charge for the sewer whether she uses it or not. The drainage issue is a concern because the road pitches down toward her driveway.

Paul Connolly said they will create a minor, subtle hump to deflect the water from her driveway.

Mike Bobinsky assured her that Engineering will be checking the construction to insure the work is done properly. He said there may be an administrative fee for the sewer but he is not sure. He added that he would get back to her.

Annette Young said she is not an abutter, but is here for the First Parish Church. She said the lot is a significant historic site and wanted to be assured that it would not be disturbed.

Paul Connolly told her she need not be concerned. He said there are no improvements shown within 275 ft. of the First Parish lot.

Mr. Poitras, 2 Belanger Drive, said he was the first house built and is afraid of this project.

The public hearing was closed.

Kevin McEneaney said to his knowledge there are no sewer fees until you are hooked up.

Brian Preston said he has concerns to be answered in regard to the waivers.

Rawding said he would like to find out about the DUC. He said it appears the abutters do not object to new development but they don't want it to cost them any money.

Lee Martel reiterated that the applicant is not involved in the sewer hook up fee, it is the City's policy that controls it.

Ron Cole asked if everyone agrees to a site walk.

Brian Preston made the motion to have a site walk.
Reuben Hull seconded.

Kevin McEneaney said he wanted the site walk as soon as possible because of deadlines. Kevin said that 5 subdivisions were previously granted the waivers he is asking for. He said there is a cul-de-sac on Sixth Street that is 2,500 ft. long. He also said that reduced requirements for pavement is routinely approved by the Board.

Lee Martel said if it is commonplace for waivers to be granted for 28 ft. roads, maybe 28 ft. should be the width.

Brian Preston said the 12" bank run gravel should be 18".

Ron Cole set the site walk for 3:00 PM on Friday, November 17, 1995 on Belanger Drive.

Ron Cole invited the neighbors to take part in the site walk.

VOTE U/A

ITEM #4: Dominos Pizza - withdrawn at owners' request

ITEM #5: Old Business

Mike Bobinsky stepped down because of a possible conflict of interest.

a. Extension for Longhill Subdivision for Al Estes

Steve Stancel said he received a letter requesting an extension of the 60 day approval for Al Estes' 11 lot subdivision on Longhill Road. He said he recommends the approval on the condition that all conditions are met.

Kevin McEneaney said that a couple of driveways will be combined to lessen the wetlands impact. He said he should have the plans back to the Planning Department in two weeks.

Scott Rawding made the motion to grant the 60 day extension of approval.

Martin Smith seconded.

VOTE U/A

b. Subdivision Regulations adopted on August 11, 1992.

Steve said the regulations were discussed at great length at several public meetings. It appears that no formal public hearing was held. Steve said he spoke to the City Attorney and he said we need to go through the process to make the wrong, right. Steve said we can schedule a public hearing for the November 28, 1995 Planning Board meeting.

Steve Stancel asked the Board how they feel about the reduced size plans they received. Steve said there are advantages and disadvantages.

Reuben Hull said he thinks they are an excellent idea but there should be a note with the reduced scale.

ITEM #6: New Business

Ron Cole congratulated Scott Rawding and Charlie Reynolds on their election to the City Council.

ITEM #7: Adjournment

Marty Smith made the motion to adjourn.

Brian Preston seconded.

VOTE U/A