

**DOVER PLANNING BOARD
MINUTES OF MEETING
OCTOBER 24, 1995**

MEMBERS PRESENT: Lionel Martel, Martin Smith, Brian Preston, Bob Belmore, Reuben Hull, Charlie Reynolds, Mike Bobinsky

MEMBERS ABSENT: Ron Cole, Bob Corsetti, Scott Rawding, Paul Beecher

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

Vice-Chairman Bob Belmore brought the meeting to order at 7:01 PM.

ITEM #1: Approval of minutes

Charlie Reynolds made a motion to approve the minutes.

Mike Bobinsky seconded.

VOTE U/A

Abstained - Brian Preston

ITEM #2: Consideration and acceptance of an application for a Conditional Use for William & Andra Welch, Assessor's Map 7, Lot 12A, zoned RM-12, located at 25 Boston Harbor Road.

Andra Welch said she is adding a two story addition to her house. She said she received a variance from the Zoning Board because the addition is no farther toward the road than the existing house.

Charlie Reynolds made the motion to accept the application.

Mike Bobinsky seconded.

VOTE U/A

Steve Stancel said the Planning Department recommends approval of the Conditional Use. He said the application was favorably reviewed by the Conservation Commission and the applicant has received a variance from the Zoning Board for the expansion of a non-conforming structure. Steve said they needed the Conditional Use because they are within 100' of the mean high water line.

The public hearing was opened.

There were no comments.

The public hearing was closed.

Lee Martel made the motion to approve.

Mike Bobinsky seconded.

VOTE U/A

ITEM #3: Consideration and acceptance of an application for a Site Review of land for McIntosh College, Assessor's Map 13, Lot 23, Zoned R-12, located at 23 Cataract Avenue.

Dana Lynch of Civil Works, represented McIntosh College. He introduced Bob DeColfmacker, President of the College and Art Guadano from Civil Works. Dana said it is an 11 acre plus or minus parcel. The College has 298 parking spaces. He showed the location of the library wing which will be built into the hillside and accessed by a walkway up to the front with handicap access. Dana said that during peak, Mondays and Wednesdays, there are 375 to 380 students and faculty. He said he went out to count the vehicles in the parking lot and they numbered 278. He said they have adequate parking at peak hours and the library will not increase the population of the facility

Mike Bobinsky asked if they are installing an elevator.

Mr. Guadano said they are installing a lift.

Charlie Reynolds made the motion to accept the application.

Reuben Hull 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 conditions:

1. Owners signature on the plan.
2. Surveyor's stamp and signature on the plan.
3. Provision of digital copy of as-builts.

Lee Martel seconded.

VOTE U/A

ITEM #4. Old Business

There was none.

ITEM #5: New Business

There was none.

ITEM #6: Adjournment

Brian Preston made the motion to adjourn.

Mike Bobinsky seconded.

VOTE U/A