

**DOVER PLANNING BOARD
MINUTES OF MEETING
OCTOBER 10, 1995**

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

MEMBERS ABSENT: Bob Belmore, Paul Beecher, Brian Preston

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

Chairman Cole brought the meeting to order at 7:04.

ITEM #1: Approval of minutes

Bob Corsetti made the motion to approve the minutes.

Martin Smith seconded.

VOTE U/A

ITEM #2: Old Business

a. Extension of approval of the Woods Estate application for a Conditional Use, located at 391 Dover Point Road.

Steve Stancel said the subdivision was approved on October 11, 1994, then they came back on October 12, 1995, for a Conditional Use to put a fence in the Conservation District. He said they have just received their Wetland Permit. Steve said they must extend their 60 day approval.

Chris Jacobs, representing the applicant said that all the conditions were met.

Mike Bobinsky made the motion to extend the approval.

Bob Corsetti seconded.

VOTE U/A

a. (1) Extension of approval for Clay Hill Subdivision, located off Sullivan Drive.

Steve Stancel went through all the conditions of approval and said they have been met. He said the applicant just received Wetland Board approval.

Scott Rawding made the motion to approve the extension.

Martin Smith seconded.

VOTE U/A

b. Discussion and possible vote on the rezoning of an area north of the Weeks Traffic Circle.

Steve Stancel handed out three different scenarios of the rezoning area. He gave the reasoning behind each scenario. He stated that the Planning Board didn't like what was originally proposed. He said some members wanted to rezone up to the B-3 zone and others wanted to shrink the area to the larger parcels adjacent to the circle. He said that Scenario #1 is the recommended plan. He said the problem with Scenario #2 is that it is starting to inhibit the building pads in regard to the "connector road." Scenario #3, has the line drawn as in Option #1 and an Office Zone was added up to the B-3 zone, but stays a sufficient distance from Willard Pond.

Steve said he changed the ordinance by changing the maximum coverage of lot from 33% to 50%. The Open space is changed from 20% to 15% and foot note #32 which was there to protect the residents of Willard Road, Oxbow Lane and Old Rochester Road, has been deleted. Steve said the B-5 zone is more restrictive than the B-3 zone.

Ron Cole said the Board has had two workshops, a public hearing and this meeting. He said the Board has listened to a large number of people in the area. He said he would like to rezone all the way to the B-3 zone. Ron recommended Scenario #1 in order to give the large land owners the opportunity to develop. He said we could wait for that area to develop which would drive the zoning.

Steve Stancel said he has met with two commercial appraisers. He said they felt the value of the smaller properties along New Rochester Road would probably not go up. However, it would stabilize the value and it would not go down. The appraisers said when the big lots closer to the circle are developed, the smaller lots would become involved. They did agree that it would be a few years.

Scott Rawding said the best thing for the City would be to rezone the entire section if the area were uninhabited, but it is not. He said the City's most important resource is the people, not the land. He said he would feel comfortable with Option #1 but would be hesitant to voting tonight. He said he would like to see another public hearing.

Lee Martel said we have heard from everyone already and felt the Board has done its job.

Ron Cole reminded everyone that there will be another public hearing at the Council level.

Charlie Reynolds said that it is pretty clear that Plan #1 should be approved. He felt the Board ought to go ahead and recommend Plan #1 tonight and then do more exploration on future rezoning of the north end.

Reuben Hull said he agrees with Charlie. He said we can separate the middle section and work on rezoning it in the future.

Scott Rawding said he feels the people have not been notified to this new proposal and should have more input in this new proposal. Scott said he doesn't agree with changing the maximum coverage of lot from 33% to 50%.

Ron Cole stated Scenario #1 is the obvious way to go. He felt everyone benefited from the Board taking its time.

Charlie Reynolds stated that he feels the people affected by this section of the rezoning have had a sufficient opportunity to speak.

Mike Bobinsky said he agrees with Charlie and feels it was a very good process. He said the B-3 zone farther up New Rochester Road could possibly be changed to a B-5.

Ron Cole said he will appoint a committee to investigate various changes.

Reuben Hull asked what the Planning Board's role is at the Council Meeting.

Ron Cole said that Steve Stancel will be at the Council Meeting to explain the history of the rezoning, Bob Corsetti is the Council representative to the Planning Board and the Planning Board should be there to endorse it.

Bob Corsetti made the motion to approve Option #1 with the changes to the ordinance and recommend it to the City Council. Also, the Chairman appoint a committee to investigate future rezoning of the area north of the Weeks Traffic Circle.
Lee Martel seconded.

VOTE 6 - 1

Opposed - Scott Rawding

ITEM #3: New Business

a. Review of parking for Dr. Richard Noonan, 12 Atkinson Street, Assessor's Map 1, Lot 23, zoned B-2

Steve Stancel said the expansion doesn't trigger site review but the ordinance does say that the Planning Board has to determine what parking plan is more applicable. He said the staff feels the parking is adequate and they do not foresee a problem.

Bob Corsetti made the motion to approve the existing parking as adequate.
Marty Smith seconded.

VOTE U/A

Ron Cole appointed the following members to the rezoning subcommittee:

Reuben Hull, Chairman - Lionel Martel and Charlie Reynolds.

Charlie Reynolds asked if changing B-3 to B-5 good.

Steve Stancel said he feels comfortable with it. He said he likes B-5 because it protects the neighbors.

Bob Corsetti made the motion to adjourn.

Mike Bobinsky seconded.

VOTE U/A