

DOVER PLANNING BOARD  
MINUTES OF MEETING  
JANUARY 12, 1993

MEMBERS PRESENT: J. Etleman, Patti Torr (for Parks Christenbury), Bob Corsetti, Ron Cole, Lee Martel, Dan Markey, Mike McDonnell, Paul Beecher, Jim Richards

MEMBERS ABSENT: Kendra Maroon

STAFF PRESENT: Bill Collins, Jacqueline Freeman - Recording Secretary

ITEM #1: Election of Officers

Lee Martel nominated Bob Corsetti for Chairman.  
Dan Markey seconded.

Ron Cole nominated Mike McDonnell for Chairman.  
Jim Richards seconded.

Dan Markey made the motion to close nominations.  
Paul Beecher seconded.  
VOTE U/A

Mike McDonnell asked who was in favor of Bob Corsetti for Chairman.  
VOTE 6 - Cole, Martel, Markey, Etelman, Corsetti, Torr

Mike McDonnell asked who was in favor of Mike McDonnell for Chairman.  
VOTE 3 - Richards, Beecher, McDonnell

BOB CORSETTI - CHAIRMAN                      VOTE 6 - 3

Dan Markey nominated Ron Cole for Vice-Chairman.  
Patti Torr seconded.

Bob Corsetti made the motion to close the nominations.  
Markey Seconded.  
VOTE U/A

Mike McDonnell asked who was in favor of Ron Cole for Vice-Chairman.  
VOTE U/A

RON COLE - VICE-CHAIRMAN                      VOTE U/A

Bob Corsetti thanked the Board and thanked Mike McDonnell for doing a good job as Chairman and took the Chairman's seat on the Board.

ITEM #2: Approval of minutes.

Ron Cole made the motion to accept the minutes as submitted.  
Paul Beecher seconded.

VOTE U/A Patti Torr - abstained

ITEM #3: Consideration of acceptance of an application for a major subdivision of land for Pond View - Phase II, (Applicant: White Enterprises) Assessor's Map I, Lots 32 and 51A, zoned RM-12, located on Mast Road.

Kevin McEneaney explained the plan.

Dan Markey made the motion to accept the application.  
Paul Beecher seconded.  
VOTE U/A

Public hearing opened.  
There were no comments.  
Public hearing closed.

Ron Cole made the motion to accept with the following condition:

1. Show existing gas line locations on the plan.

Paul Beecher seconded.  
VOTE U/A

ITEM #4: Consideration of acceptance of an application for a change in the roadway cross-section from the original subdivision approval for Quail Run, by Richard Lannan, Assessor's Map A, Lot 49, zoned R-40, located on Sixth St.\*

Mike Guilfooy represented the application and said that nothing is being changed except the roadway cross section.

Mike McDonnell made the motion to accept the application.  
Ron Cole seconded.  
VOTE U/A

Public hearing opened.  
No comments.  
Public hearing Closed.

Jim Richards made the motion to approve with the following conditions:

1. That a note be added to the plan calling out a street sign.

2. That construction sequence notes, re-vegetation notes, and seed/fertilizer/lime rates be added to the erosion control plan.

Ron Cole seconded.

VOTE U/A

ITEM #5: Consideration of acceptance of an application for a site review and conditional use for an addition, by Davidson Technology Center, Assessor's Map G., Lot 3A, Zoned I-1, located on Industrial Park Road.

Bob Bursin of Norway Plains represented Davidson Textron. He stated that the building will be a warehouse and parking will be provided for 111 employees. He said there will be a detention area at the rear of the building.

Dan Markey made the motion to accept the application.

Mike McDonnell seconded.

VOTE U/A

Public hearing opened.

Fred Riley, an abutter, stated that he objects to filling a wetland because it just moves the water from one place to another which will mean it will go onto his land. He said that Davidson has an easement on his land and has had it for thirty years and they haven't cleaned it. He said that he wants to be on record as saying he is in opposition to moving the wetlands.

Public hearing closed.

Fred Riley stated that the agreement with Davidson to keep the swale clean of debris was made by word of mouth thirty years ago. He stated that they never touched it and it is plugged up with rubbish.

Bob Bursin agreed to put it on the plan that the swale will be cleaned out on a yearly basis.

Dan Markey made the motion to approve with the following conditions:

1. The weir call-out on the existing drain outfall be removed.
2. A State wetlands permit be obtained for the proposed wetland filling.
3. The drain line easement depicted on the site plan and recorded at the Registry of Deeds prior to c.o. issuance.
4. A step be added to the construction sequence regarding erecting silt fencing prior to disturbing area.

5. The treatment swale be widened so as to increase stormwater detention on-site prior to release into the wetlands.
6. The drainage swale across abutter Riley's land be cleaned twice a year, in April and in October to prevent water from flowing out onto Mr. Riley's land.

Ron Cole seconded.  
VOTE U/A

Mike McDonnell made the motion to hear ITEM #7 first to give the applicants for ITEM #6 a chance to arrive.  
Patti Torr seconded.  
VOTE U/A

**ITEM #7:** Consideration of acceptance of an application for a lot line adjustment/consolidation of land owned by Steven & Denise Parzych, Paul Rinden & Margaret Kanost and DIDA, Assessor's Map D, Lots 13, 13-1, 13-5, 14, zoned I-4, located off Sixth Street.

Kevin McEneaney stated that this plan finalizes the agreements reached between Parzych, Rinden, Kanost and DIDA.

Patti Torr made the motion to accept the application.  
Mike McDonnell seconded.  
VOTE U/A

Public hearing opened.  
No Comments.  
Public hearing closed.

Jim Richards made the motion to approve with the conditions recommended by the Planning staff as follows:

1. All owner's signatures are needed on the plan.
2. Add the SCRD Plan numbers to Reference Plan notes 2 and 3 to fill in the gaps in the notes.

Ron Cole seconded.  
VOTE U/A

**ITEM #6:** Consideration of acceptance of an application for a site review of land for a Dunkin' Donuts/Baskin Robbins restaurant, by Salema Realty Trust, Assessor's Map 38, Lot 25, Zoned B-3, Located on Central Avenue/Morin Street.

Frank Montero represented Salema Realty Trust. He introduced Joe Salema, franchise owner, and Mr. Glen from Dunkin' Donuts. He stated that the lot is currently a gas station. He stated that the restaurant will be a building of 1,740 sq.

ft. with a drive up window in the back and will have 15 parking spaces. He said the parcel is in a groundwater protection zone and underground gas tanks will be removed. He said they need two waivers because of the green strip. They will be rebuilding the sidewalk on Central Avenue and adding a sidewalk on Morin Street. Since the entire lot is now paved, he feels this will be an improvement.

Patti Torr made the motion to accept the application.  
Ron Cole seconded.  
VOTE U/A

Public hearing opened.

Warren Chapin, 1 Morin Street, asked if they would be open 24 hours a day.

Frank Montero said yes.

Mr. Chapin said that his master bedroom is only 27 feet from the property line and is concerned with the microphone and speaker system being located less than 50 feet away. He said he is in opposition of the shop being open 24 hours a day. His other concerns were the constant smell of donuts, the type of fence and landscaping and the elevation of the property.

Mr. Glen said that this is a satellite operation and there will be no cooking done. The first delivery of donuts will arrive between 4:00 and 5:00 AM. He said that the drive up window and microphones can be relocated to the side of the building.

Mr. Glen stated the fence will be solid.

Joe Salema, franchise owner, stated that he already proposed landscaping on Mr. Chapin's side of the fence to lessen the impact.

Pat Fillio, an abutter, was in opposition because of the curb cuts on Morin Street and suggested speed bumps be installed on the Dunkin' Donuts parcel.

Louis Corey, lives on Morin St., objected to the hours. He doesn't think it's necessary to be open 24 hours. He doesn't think that the outdoor speaker is fair to Mr. Chapin and has concerns with the traffic lights at the intersection of Morin and Central. He feels they can come back with a better plan.

Mr. Glen stated that it must be open after midnight to service people who work odd ball hours. He said the Baskin Robbins portion will close up at 11 to 12 o'clock.

Louis Corey asked who would address the traffic light problem

when the traffic piles up on Morin St.

Jim Richards stated that he will monitor the traffic.

Bernadette Fillio stated that they pick up a lot of rubbish from restaurants and she is sick of it.

Joe Etelman made the motion to have a site walk before making any decisions.

Ron Cole seconded.

VOTE U/A

The date of the site walk was set for Thursday, January 14, 1993, at 4:40 PM.

ITEM #8: Old Business

There was no old business.

ITEM #9: New Business

a. Hannaford Brothers

Malcolm McNeill stated Hannaford would like an extension of approval which will expire on February 26, 1993. He stated that they have purchased the property and plan to start construction in February. He stated that the plan is consistent with the Master Plan, the conditions have not changed and the approvals are all in place.

Ron Cole made the motion to approve.

Paul Beecher seconded.

VOTE U/A

ITEM #10: Adjournment

Ron Cole made the motion to adjourn.

Jim Richards seconded.

VOTE U/A