

**DOVER PLANNING BOARD  
MINUTES OF MEETING  
AUGUST 10, 1993**

**MEMBERS PRESENT:** Bob Corsetti, Doug Steele, Brian Preston, Jim Richards, Parks Christenbury, Dan Markey, alternates Bob Belmore and Martin Smith.

**MEMBERS ABSENT:** Paul Beecher, Ron Cole, Lionel Martel

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

Bob Corsetti brought the meeting to order at 7:00.

Bob Corsetti asked Martin Smith and Bob Belmore to fill the vacancies on the Board.

**ITEM #1: Approval of minutes.**

Dan Markey made the motion to approve the minutes.  
Brian Preston seconded.

Bob Belmore stated that the minutes should be amended to show that he and Martin Smith sat on the Board at the last meeting. Also, on page 4, he wanted it noted in the minutes that it was at his request that Bill Collins described how he came up with the 500 and 1,000 ft. distances. Again, he felt it was pertinent that just before the sentence stating that Brian Preston was concerned with adult entertainment in the area of Club Video which is a magnet for kids, it is inserted that it was not because of an isolated member's concern but rather a result of Board discussion concerning establishments frequented by children besides churches and residential areas.

Bob Corsetti asked for a vote on the approval of the minutes with the above referenced amendments.

**VOTE U/A**

**ITEM #2: Consideration of acceptance of an application for a minor lot line adjustment of land for Pamela Pearson, Assessor's Map L, Lot 96B, zoned R-20, located at 248 Dover Point Road.**

Atty. Bob Murphy represented Pamela Pearson. He said this application is undoing what was done in the 1980's. He said the house on Dover Point Road is subject to a mortgage to Bank East.

Dan Markey made the motion to accept.  
Doug Steele seconded.

**VOTE U/A**

Steve Stancel gave the staff conditions.

The public hearing was opened.  
There were no comments.  
The public hearing was closed.

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

1. Provide the signatures of both the owners of the affected lots on the plat.
2. Provide new total lot area for lot 2 on the plat.

Bob Belmore seconded.

**VOTE U/A**

**ITEM #3: Old Business**

- a. Request for a second one year extension of approval for Adam's Estates, located on Middle Road.

Steve stated that the staff recommends approval of a second one year extension based on the following findings:

1. The proposed project appears to be consistent with the city's Master Plan.
2. Surrounding conditions such as traffic volumes, school capacities, and water/sewer demand have not changed to the point of requiring re-analysis of the proposed project.
3. The proposed project complies with current local, state, and federal requirements.

After being asked, Bob Corsetti stated that the applicant does not have to be present to receive approval. The only requirement is that there be a formal written request.

Jim Richards made the motion to approve the extension.

Dan Markey seconded.

**VOTE U/A**

**ITEM #4: New Business**

- a. Request for approval to store field loam at the Grifco Pit off Mast Road, Assessor's Map H, Lot 62.

Steve Stancel stated that he spoke to Mr. Griffin on the phone and he agrees to the staff conditions. Mr. Griffin stated that he plans to store around 4,000 to 5,000 yds. of loam on site. Steve also stated the conditions of approval

recommended by the Planning staff.

Bob Belmore asked why this item was being brought before the Planning Board. That is, shouldn't an approved, operating gravel pit be able to store loam on its site without further board action or review!

Jim Richards stated that the pit is over the aquifer for the Griffin Well, so it is in a Groundwater Protection Area.

Steve Stancel stated that it is a requirement for most pits to inform the City when they are storing materials because gravel pits have a tendency to store all kinds of debris.

Dan Markey felt there should be some testing to make sure there is no gas or oil in the soil.

Dan Markey made the motion to approve and to require samples tested at a lab.

Parks Christenbury felt that it was not necessary to have the soil tested unless there was a good reason. He said that it should probably just be noted that we have a concern.

Bob Corsetti stated that there are already stiff federal environmental penalties in place for any violations.

Dan Markey amended his motion to approve with the conditions recommended by the staff as follows:

1. The stored loam be clean and free from contaminants and hazardous materials.
2. Employ proper erosion control measures, depending on the location of the loam in the pit.
3. Provide the Soils Inspector with a plot plan showing the location of the loam to be stored.

Also a note be included stating that the Planning Board strongly expresses its concerns regarding the cleanliness of the loam.

Jim Richards seconded.

**VOTE U/A**

- b. Parks Christenbury said that he appreciates all the work that was done on the Elderly and Group Home Amendments which he sponsored. However, he received numerous phone calls from constituents saying they were displeased with the way the Group Home has been handled by certain Councilors. Therefore, he has removed his sponsorship of the Group Home and won't support it at the Council meeting. He said that as

it stands right now, the amendment won't pass. He said that it's obvious that we are attempting to do zoning for one individual piece of property that is being sold by a City Councilor and was held by a former Mayor. There are a lot of problems going on in the background and one of them is that apparently in good faith, the City went ahead and scheduled a ZBA meeting on the group home for next week. Unfortunately the Council was never notified. He said people called him at home stating the Group Home was "a done deal." He stated that the public has no faith in this issue and a lot of people are against it. At the Board level he approved what everyone was doing but at the Council level he has a different obligation to his constituents.

He welcomed Steve Stancel aboard and said he looked forward to working with him.

Jim Richard made the motion to adjourn.

Brian Preston seconded.

**VOTE U/A**