

DOVER PLANNING BOARD
MINUTES OF MEETING
SEPTEMBER 14, 1993

MEMBERS PRESENT: Parks Christenbury, Ron Cole, Brian Preston, Doug Steele, Bob Corsetti, Jim Richards, Dan Markey - Alternates - Martin Smith and Bob Belmore

MEMBERS ABSENT: Paul Beecher, Lionel Martel

STAFF PRESENT: Steve Stancel and Jacqueline Freeman, Recording Secretary.

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

ITEM #1: Approval of minutes.

Ron Cole made the motion to approve the minutes.
Doug Steele seconded.

VOTE U/A Abstained - Jim Richards

ITEM #2: Consideration of acceptance of an application for a minor lot line adjustment for David & Christine Covell, Assessor's Map A, Lot 45-A1, zoned R-40, located off Sixth Street.

Kevin McEneaney represented the applicant.

Dan Markey made the motion to accept the application.
Parks Christenbury seconded.

VOTE U/A

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

Parks Christenbury made the motion to approve with the condition that the owners' signatures be added to the plat.
Jim Richards seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a site review of land for Sawyer Mill Associates, 1 Mill Street, Assessor's Map 16, Lot 37, zoned UMUD, located on Mill Street.

This item was withdrawn and will appear on the agenda of September 28, 1993.

ITEM #4: Consideration of acceptance of an application for a minor lot line adjustment of land for Dennis Quinlan and Ruth Sousane, Assessor's Map H, Lots 33-E and 31, zoned B-4/R-20, located on Knox Marsh

Road.

Kevin McEneaney stated that this is a revision of the lot line adjustment that was approved a few weeks ago.

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

VOTE U/A

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

Ron Cole made the motion to approve with the condition that the owners signatures appear on the plat.
Jim Richards seconded.

VOTE U/A

ITEM #5: Consideration of acceptance of an application for a site review of land for St. Thomas Aquinas High School, Assessor's Map L, Lot 15, zoned R-20, located on Dover Point Road.

Kevin McEneaney represented the applicant. He showed the Board the location of the new parking spaces and explained how the traffic flow was changed due to the site distance on Dover Point Road. He added that the new parking spaces (approximately 30) will exit onto Oak Lane. He stated that Notre Dame Hall has a light that illuminates the back parking lot.

Steve Stancel stated that Captain DeColfmacker reviewed the lighting and felt it was sufficient.

Ron Cole made the motion to accept the application.
Parks Christenbury seconded.

VOTE U/A

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

Parks Christenbury made the motion to approve with the following recommendations:

1. The owner's signature added to the plat; and
2. The light on Notre Dame Hall be shown on the plat.

Doug Steele seconded.

VOTE U/A

Item #6: Old Business

- a. Request for a fifth one-year extension for property of Samuel Tamposi, located on Plaza Drive.

Steve Stancel gave a history of the property.

Atty. Dan Callaghan represented Mr. Tamposi. He stated that he believes the extension is warranted because the project has been delayed by the economy. He stated that \$30,000 has already been paid to the City of Dover. He asked that it be stated in a letter that the extension is good until November 1, 1994.

Steve Stancel stated that the staff recommended approval of the extension based on the following findings:

1. The proposed project includes construction of public facilities that are considered desirable or necessary by the City.
2. The proposed project does not appear to fill a need or provide a benefit to the City considering the available market.
3. The plan continues to comply with current local, state and federal regulations, and appears to be a quality product.
4. Conditions inherent in the current economy appear to have prevented the project from being started on time.
5. It appears to be more efficient to grant a time extension rather than require resubmittal for plan approval at this time.

Parks Christenbury made the motion to approve the fifth one-year extension.

Dan Markey seconded.

VOTE U/A

ITEM #7: New Business

- a. Discussion regarding 30-day requirement for final plat certification, Chapter 155-14.

Steve Stancel stated that the 30-day requirement is in both the Subdivision and Site Review Regulations. He stated that the reason it was added was because there was a time that the developers wouldn't bring in their plats for months on end, thereby extending the time of approval.

Kevin McEneaney suggested that it be a 60 day requirement

because there are times when there are extenuating circumstances. He said he would also like to see it become possible to come to the Planning Board under "Old Business" to receive extensions of that requirement.

Bob Corsetti asked for a motion to have Steve Stancel write up the amendment and present it at the next meeting.

Parks Christenbury made the motion to have Steve write up the amendment for the 60 day requirement with extensions possible with Planning Board approval.

Ron Cole seconded.

VOTE U/A

b. Parks Christenbury spoke on the impact of the cost of the Tolend Landfill.

c. Bob Belmore had questions on the alternates and their roll in filling in Mr. Beecher's seat on the Board in his absence.

Dan Markey stated that Harold Preston could not find any regulations stating that the City Manager's seat could not be filled by an alternate.

Steve Stancel stated that he would check with the City Attorney for a ruling on the issue.

Steve Stancel stated that if anyone was interested in going to the Fall Lecture Series to let the Planning Office know as there are funds available.

Ron Cole made the motion to adjourn.

Jim Richards seconded.

VOTE U/A