

**PLANNING BOARD
MINUTES OF MEETING
NOVEMBER 23, 1993**

MEMBERS PRESENT: Ron Cole, Doug Steele, Parks Christenbury, Paul Beecher, Bob Corsetti, Lionel Martel, Dan Markey, Jim Richards, Bob Belmore - Alternate

MEMBERS ABSENT: Brian Preston

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

Bob Belmore took the vacant seat on the Board.

ITEM #1: Approval of minutes.

Dan Markey made the motion to approve the minutes.

Doug Steele seconded.

VOTE U/A

ITEM #2: Consideration of Acceptance of an application for a Conditional Use Permit by Robert Cyr and Patricia Barry, Assessor's Map M, Lot 92C-1, located on Back Road.

Bob Corsetti asked if there was anyone present to explain the application. No one came forward.

Steve Stancel stated that the Conservation Commission reviewed the application and they had did not have a problem with it. He said that Mr. Cyr has yet to received his State or Federal permits.

Dan Markey made the motion to accept the application.

Ron Cole seconded.

VOTE U/A

The public hearing was opened.

Gordon Peterson, 408 Back Road, stated that he has five issues that he is concerned with. 1) safety 2) the value of his property 3) water source 4) maintenance 5) recourse. He said that he is also concerned with the liability. He said that it would be an attractive nuisance and the property values will be drawn down. He said that he did not know where the water would come from because the hole they dug has been dry until recently. He was concerned with the inlet and outlet and the breeding of mosquitoes. He said that he had children and purposely did not buy a house with a pond nearby.

The public hearing was closed.

Parks Christenbury made the motion to deny for lack of information.

Ron Cole seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a minor subdivision of land for Daniel & Margaret Gabriel, Assessor's Map B, Lot 11, located on County Farm Cross Road.

Dan Gabriel stated that it is a simple subdivision. He said that he is cutting a lot in half and it meets all the requirements.

Ron Cole made the motion to accept the application.

Jim Richards seconded.

VOTE U/A

Steve Stancel gave the staff recommendations.

The public hearing was opened.

There were no comments.

The public hearing was closed.

Parks Christenbury made the motion to approve with the Planning staff recommendations as follows:

1. All the building setbacks are shown for the new lot.
2. The location of the proposed suitable subsurface disposal area is shown on the plan.

Dan Markey seconded.

VOTE U/A

ITEM #4: Consideration of acceptance of an application for a Minor Subdivision of land for Dover Industrial Development Authority, Assessor's Map D, Lot 13, Zoned I-4, located on Venture Drive.

Kevin McEneaney explained the application. He pointed out on the plan a 50' right-of-way easement granted to DIDA to access the Weeden Property.

Dan Markey made the motion to accept the application.

Ron Cole seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Doug Steele made the motion to approve with the following staff recommendation:

1. The words "Future Private" to 50' right-of-way is added to the plat. Also a note that states that "the private 50' right-of-way is granted to DIDA and its assigns for the purpose of access and utilities" be added to the plat.

Bob Belmore seconded.

VOTE U/A

ITEM #5: Consideration of acceptance of an application for a site review of land for Al Estes, (Owner, Dover Industrial Development Authority) Assessor's Map D, Lot 13, Zoned I-4, located on Venture Drive.

Kevin McEneaney represented the application. He stated that this is a site review of Lot 1, of the Item #4 subdivision which was just approved, for two commercial buildings with parking in the front. He said that the proposed use will be for local trades people to have shops and offices. He said there is the potential for four units. He explained the drainage easement. He asked for a waiver on one section where the radius comes less than 5 feet of the property line.

Dan Markey made the motion to accept the application.

Ron Cole seconded.

VOTE U/A

The public hearing was opened.

Jeff Weeden of 387 Sixth Street, stated he is in favor of the application and will be a good addition to Enterprise Park.

The public hearing was closed.

Jim Richards made the motion to grant the waiver to Dover Code Chapter 92, Driveways, Section 93-6, C to construct a driveway closer than 5' to the property line and to approve the application with the following staff recommendations:

1. The Owner's signature be added to the site plan.
2. A landscaping plan to include standard erosion control and revegetation note be submitted for review and approval and the standard revegetation note be added to the plan.

Lee Martel seconded.

VOTE U/A

ITEM #6: Consideration of acceptance of an application for a minor lot line adjustment of land for Andy Cochran (Owner, Boston & Maine Corporation) Assessor's Map 26, Lot 3-1, Zoned I-1 & RM 10, located on Oak Street.

Atty. Edwina Vanderzanden represented Mr. Cochran. She stated that there is a Purchase & Sales agreement on this property. She said that B & M will retain a 50' right of way to preserve access to Oak Street.

Ron Cole made the motion to accept the application.

Dan Markey 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 owner's signature be added to the plat.

Jim Richards seconded.

VOTE U/A

ITEM #7: Proposed amendment to approved site plan for Cricklewood on the Bellamy.

This item was dropped from the agenda.

ITEM #8: Old Business

a. Request for a fourth one-year extension for Quail Run, located on Sixth St.

b. Request for a fourth one-year extension for Sullivan Drive, located off Old Rochester Rd.

Rich Lannan represented the two requests and asked if the Board wanted to hear them separately or together.

The Board agreed to hear them together.

Rich Lannan stated that he is requesting the extensions due to the real estate market. He stated that Sullivan Drive has already begun and his intention is to continue developing the property. He said that Quail Run is more costly and has not been started. He stated that neither property has had any controversy. He added that he has received a Wetland Board extension for Quail Run and there are no permits needed for Sullivan Drive.

Lionel Martel made the motion to approve the extensions for both Quail Run and Sullivan Drive.

Ron Cole seconded.

VOTE U/A

c. Discussion on CIP

Paul Beecher stated that it looked like the School Board combined their projects to make them over the limit.

Steven Stancel stated that Mr. Hannan and Dr. Daley were available to come to the meeting, it would just be a matter of getting them out of their meeting in the School Dept.

Parks Christenbury stated that there is no way he is going to approve a CIP for four million dollars at the Planning Board level or at the Council level.

Mr. Beecher spoke on the pressing needs of the Weeks Traffic Circle and the Tolend Road Landfill.

Ron Cole was concerned with the impact of the Navy Yard closing.

Paul Beecher made the motion to schedule the public hearing on the CIP at the next Planning Board Meeting of December 14, 1993.

Ron Cole seconded.

VOTE U/A

ITEM #9: New Business.

Parks Christenbury said that he hopes that the fee regarding the Cyr Conditional Use are covering the costs. He stated that he doesn't feel that the fee should be waived when Mr. Cyr comes before the board again.

Mr. Beecher stated that he feels that when Mr. Cyr comes back before the Board there should be no extra cost because the work has already been done.

Bob Corsetti stated that the DIDA application fee should be paid.

Steve Stancel stated that it is in negotiation.

Ron Cole made the motion to adjourn.

Jim Richards seconded.

VOTE U/A