

**PLANNING BOARD
MINUTES OF MEETING
DECEMBER 14, 1993**

MEMBERS PRESENT: Brian Preston, Paul Beecher, Lee Martel, Doug Steele, Bob Corsetti, Ron Cole, Dan Markey, Parks Christenbury arrived late.

MEMBERS ABSENT: Jim Richards

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

The meeting was brought to order at 7:03 PM.

ITEM #1: Approval of minutes.

Brian Preston made the motion to approve the minutes.
Ron Cole seconded.

VOTE U/A Brian Preston - Abstained

ITEM #2: Public Hearing on Capital Improvements Program.

Bob Corsetti opened the public hearing.

Paul Mauceri, 29 Spruce Lane, Principal of Dover Junior High, distributed a list of the existing computers at the Jr. High. He stated that if something is not done to update the inventory the computer science program will have to be done away with. He spoke in favor of the purchase of the new technology equipment.

Linda Smart, 69 Old Dover Point Road, spoke in favor of the new technology. She said that she is concerned as a parent.

Carol Barstow, Computer Users Group, stated she is a resident of Dover and wants to give her support and endorsement of the technology item on the CIP.

Ken Latchaw, 15 Reyners Brook, spoke of the benefits, not only to the school but to the community and economic development. He would like it recommended to the Council.

Allan Green, Middle Road, stated that most parents are not computer literate and Apple II computers are dinosaurs. He said that we could do some trimming on the recommendations of the technology task force but none-the-less, we need to do it. He stated that he hopes and expects a favorable recommendation to the City Council.

Mark Blumenthal, 63 Bayview Rd., stated that we are on the verge of a "Quantum Leap" and need to be ready. He spoke in favor of the new technology equipment. He said that we will be letting down our children and it is short sighted to look at the cost and not the future returns.

Parks Christenbury arrived at 7:25.

Ginger Mentel, 11 Governor Sawyer Lane, spoke in favor.

Joe Covert, Reyners Brook Lane, endorsed this CIP item.

Steve Hodson, 17 Whittier St., spoke in favor.

Donna Rinaldi, 14 Riverview Dr., spoke in favor. She stated that this area can be a leader.

Marsha Colbath, Garrison Rd., spoke in favor. She stated that computers are not for just the chosen few, they will benefit doctors, lawyers, contractors and laborers alike.

Carol Barstow stated that the Technology Taskforce did a good job and she feels that nothing can be cut from it.

Alan Green stated that one server for each school would be fine instead of the two servers that were recommended by the taskforce.

The public hearing was closed.

ITEM #3: Public hearing on the City of Dover Comprehensive Housing Affordability Strategy.

The public hearing was opened.

There were no comments.

The public hearing was closed.

Steve Stancel spoke on the CHAS.

ITEM #4: Consideration of acceptance of an application for a minor lot line adjustment for Jon Towle, (Owned by Owen McKenney), Assessor's Map I, Lot 67, zoned RM-12, located on Back River Road.*

Jon Towle represented Jim Towle, and explained that it was a transfer of land from one lot to the other.

Dan Markey made a 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.

Dan Markey made the motion to approve with the condition that the owners' signatures be added to the plat.
Doug Steele seconded.
VOTE U/A

ITEM #5: Application for a minor lot line adjustment for Paul Rinden and Margaret Kanost, (owned by Venture Realty Trust), Assessor's Map D, Lots 11-3 and 14, zoned I-4, located on Venture Drive.

Bob Stowel, Trittech Engineering, explained the application.

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 owners' signatures be added to the plat.
Dan Markey seconded.
VOTE U/A

ITEM #6: Application for an ADS subdivision of land for Huggins Trust, Assessor's Map J, Lots 22 and 22B, zoned R-40, located on Bayview Road.

Kevin McEneaney stated that Lot 22 belongs to Huggins and 22B belongs to Draper. The parcels are 107 acres combined and have two dwelling units. He said they are looking for an additional six building lots which range from 2 acres to 5 acres and the remaining land to go to the Audubon Society with a conservation easement which would link other neighboring conservation lands. He said they are planning to put in gravel driveways.

Mr. Huggins, trustee for Huggins Trust, stated that the trust goes to his children. He stated that the ADS would allocate future building locations for practical use for future generations. He stated that the reason he has gone to the expense of this ADS was to protect the plans for individual lots and have the other land go into conservation. He said that it would not make any sense to put the land into conservation if the lots could not be guaranteed. He said that the trust has put all its efforts in making these plans and feels that the criteria of development should not be pushed and the roads should not have to go in until they are ready to build. Mr. Huggins stated that the State, when figuring the estate tax, valued the land for a possible 13 lots.

Ron Cole made the motion to accept.

Brian Preston seconded.

VOTE U/A

Steve Stancel recommended that the Board table this item and go for a site visit while continueing to work on the issues. He stated that they were asking for a waiver of City water, road standards, and the length of approval. He said that in the present ADS criteria there is no room for waivers. In the past, ADS subdivisions have never shown a need for waivers. He said that he is looking for a consensus to draft up some changes to the Subdivision Regulation to add waivers to ADS subdivisions.

Steve Walker of the Audubon Society, read a letter he submitted supporting this application.

Will Draper stated that there were 6 possible lots and maybe all will be used or it could be that none will be used. He stated that they are attempting to do estate planning.

Thelma Briggs, 10 Cote Drive, stated that there is very little public river access in Dover. She said that if we want quality of life, this is a tremendous opportunity.

Carl Terrien, 167 Spur Rd., stated he lives directly east of this project and feels it is a good proposal.

Bob Callan, 72 Bayview Road, stated that he is the man wearing the "black hat." He said that 13 lots is a very high number. He stated that the end of the public way is 17 feet from his front door. He has two concerns 1) on site betterment and 2) off site betterments. He asked that Bayview Extension be built to City specifications. He said that he paved the road in 1976 because of the grade. He stated that Bayview Road Extension receives all City benefits. He said that his point is that a 16' gravel driveway has been receiving City services for over 18 years. He reiterated that a road be put in and dedicated to the City. He asked if the road would be bonded. He also asked what will happen when someone else comes in with an ADS plan? He has a dug well which is 25 feet deep and very wide which is about 20 feet from the pavement. He mentioned the feuding between the Harnetts and the Huggins. He said that the Harnetts turned over to the City what became Bayview Rd. He stated that he wants to take the semi-circle and move Bayview to the other side of the utility pole. He stated that he would tear out Bayview Rd. and put in the street (with pavement). He said that Decland Drive can support four lots and Mr. Draper is worried that he has a large piece of land and only two lots. He asked what the City liability was giving services to a public access road.

Marc Blumenthal, 63 Bayview Rd., stated that he was also speaking for Jim Brown, an abutter who was not present, in saying that he is in favor of the plan and requested that on Lot #3, the proposed house be placed so as to not obstruct the view and that the road stay where it is. He said that widening the road would destroy the uniqueness of the area. He said that Mr. Brown also had a concern that to save Mr. Callan's well would put the road 50 feet from his house.

Bob Callan stated that Gene Brown knows him enough to know that he would not put a road 50 feet from his house. He said that if the road was swung over Mr. Brown would pick up another building lot. He stated that in the Huggins Trust conservation land is never mentioned. He asked if the developers are going to ask for waivers on their waterfront lots, where their taxes would be tremendous.

Marc Blumenthal stated that Gene Brown said that he is definitely opposed to any change in the road.

Mr. Draper said that Mr. Callan made it sound like the taxpayers are paying for his services. The City uses the turnaround because it is more convenient as the Callan driveway is too narrow. Mr. Draper said he brings his garbage up to that point.

The public hearing was closed.

Parks Christenbury made the motion to table this item for a site walk.
Brian Preston seconded.

A letter from Mary Ellen Boelhower was read at this point.

VOTE U/A

The time of the site walk was scheduled for Saturday, January 15, 1994, at 9:00 AM.

ITEM #7: Consideration of acceptance of an application for a Conditional Use Permit by Robert and Patricia Barry, Assessor's Map M, Lot 92-1, located on Back Road.

Robert Cyr stated that he has a wetland problem. He read his reason for the pond from his wetland application. He stated that Frank Richardson of the Wetland's Board stated that his permit has been approved.

Ron Cole asked if the pond would be dug before the house is built.

Mr. Cyr stated that he would be putting in the driveway, the pond, the septic and then the house.

Dan Markey made the motion to accept the application.

Ron Cole seconded.

VOTE U/A

Steve Stancel asked Mr. Cyr if he would be willing to put off the pond until the house is built.

Mr. Cyr said he had no objections.

The public hearing was opened.

Gordon Peterson, 408 Back Road, reiterated the concerns he voiced at the meeting of November 23, 1993. He said that he could not understand where the water for the pond would come from.

Mr. Cyr stated that he received his advice to build the pond through the State, County and City.

The public hearing was closed.

Steve Stancel gave the staff recommendations and stated that the soils inspector Dean Peschel said that the soils are clay so the water sits on top.

Parks Christenbury made the motion to approve with the following staff recommendation:

1. The pond be constructed at the same time as the house.
2. The applicant obtain all required Federal and State permits.
3. The road be constructed with gradual bottom slope to address safety concerns.

Doug Steele seconded.

VOTE 7 - 1

Lee Martel - against

ITEM #8: Old Business

a. Discussion and vote on Capital Improvements Program

Parks Christenbury stated that he was not in favor of the Fire Pumper Replacement. He said the City can get by at least seven more years with the equipment on hand.

Bob Corsetti had concerns with the pumper and with the Weeks' Traffic Circle. He said that with the cost of Tolend Road and the two million dollars bonding for Enterprise Park we cannot afford to spend what is being retired in debt. He said that he believes in the technology program but stated that it is not the right time.

Parks Christenbury made the motion to amend the recommendations to remove the pumper.

Ron Cole seconded.

VOTE 5 - 3

Paul Beecher, Dan Markey, Doug Steele - Opposed

Ron Cole said that he did not want to see the technology pass us by but felt there is no way that we can do it now. He commended the people of the Technology Task Force.

Dan Markey felt that there was a lot of fat in the Technology plan and believes that a more affordable plan can be put together.

Brian Preston made the motion to take \$83,000 from the elimination of the \$200,000 of the pumper and add it to the School Maintenance Improvements recommendations to bring it up to \$383,000.

Parks Christenbury seconded.

VOTE 4 - 4 Lee Martel, Parks Christenbury, Ron Cole, Paul Beecher - opposed

Dan Markey made the motion the approve the following recommendations as amended:

Public Works

Weeks Traffic Circle \$625,000

Schools

School Maintenance Improvements 383,000

Water Fund

12" Water Main Sixth & Glenwood 435,000

Parks Christenbury seconded.

VOTE 7 - 1 Paul Beecher - Opposed

ITEM #9: New Business

There was none.

ITEM #10: Adjournment

Ron Cole made the motion to adjourn.

Parks Christenbury seconded.

VOTE U/A

It was determined that there will be a meeting of December 28, 1993.