

DOVER PLANNING BOARD
MINUTES OF MEETING
NOVEMBER 10, 1992

MEMBERS PRESENT: Lee Martel, Ron Cole, Mike McDonnell, Jim Richards, Joe Etelman, B. Corsetti, Parks Christenbury, Paul Beecher

MEMBERS ABSENT: Dan Markey, Kendra Maroon

STAFF PRESENT: Bill Collins, Steve Stancel, Jacqueline Freeman - Recording Secretary.

Meeting called to order at 7:02

ITEM #1: Approval of minutes

Ron Cole made the motion to approve the minutes of October 27, 1992.

Jim Richards seconded.

VOTE U/A Lee Martel - Abstained

ITEM #2: Public hearing regarding the City's annual plan for the Comprehensive Housing Affordability Strategy (CHAS). Said plan outlines the various programs within the City that will be used to meet the housing needs and priorities as outlined in the approved CHAS of 1992.

Steve Stancel gave a summary of the CHAS which was enclosed in the packets.

Bill Collins stated that HUD requires that the City obtain specific statistics from agencies serving residents of Dover, such as the number of elderly, small related or large related households, first time homeowners with children, first time homeowners without children, homeless individuals, homeless families, non-homeless special needs, etc. They require this even if an agency does not receive Federal funds or go through the City's CDBG Program. He said that the amount of data that has to be collected by local government is absurd.

Steve Stancel stated that it is difficult to get the data from these agencies because many do not keep this type of information. He said he has no club to use to get the information. They just don't call back.

Discussion ensued.

Public hearing opened.

No comments.

Public hearing closed.

Item #3: Public hearing regarding an amendment to the River's Edge II subdivision, located on Henry Law Avenue.

Tim Sheldon represented Joe Sawtelle. He stated that River's Edge II was approved back in 1989 for 73 duplexes in five phases. He stated that they bought the subdivision in October. He said there is no market for duplexes so they will be building single family homes. This will reduce the amount of bedrooms from 465 to 219. He stated that River's Edge II is an ADS subdivision in order to protect the fragile lands along the water. He said that they are requesting amendments to the subdivision plan as follows:

1. Sidewalks be required on only one side.
2. Reduce the street pavement width from 32' to 28'.
3. Utilize the force main system for all five phases. This will require the construction of the pump station early on in the project and will alleviate the need to disrupt Henry Law Avenue.
4. Revise the size of the water main for Phase II through Phase IV from 12" to 8".

Revise the approved utility plan by constructing a 12" water main in the first phase of this project and reduce down to an 8" water main that will temporarily dead end at the sewer pump station. Complete the looping of the 8" water main when the construction of Phase II begins.

5. Provide quality active and passive recreational facilities on-site instead of off-site.

He said a riverwalk will be designed and laid out and the active recreation element will most likely begin when 15 homes are built. Tim Sheldon stated that the market prices of these homes would be from \$100,000 to \$145,000. He said that the plan proposes the foot path have a 6" coarse gravel surface. He said he would rather use compressed material so bicycles can be ridden on it.

Public hearing opened.

Margaret Cohut, 166 Henry Law Avenue, stated that she was glad the number of houses has been reduced. She said she is concerned with hunters on the property and asked why it has not been posted. She also was concerned with the two sets of power lines that run through the property and how close they would be to the playground.

Tim Sheldon said the recreation area is located approximately 150 feet from the power lines.

Public hearing closed.

Bill Collins stated that the Planning staff recommends approval of the following:

1. Constructing the sidewalk on only one side of the street.
2. Reducing the pavement width from 32' to 28' with revised design plans recommended.
3. Utilizing a force main sewer system with the pump station. Design plans must be submitted to the City Engineer for review and approval prior to construction.
4. Reducing the size of the water main from 12" to 8", however, the City Engineer has some concerns with not initially looping the 8" main. (Refer to memo from Engineering)

He said the staff does not support Amendment 5 as proposed. The owner has proposed to construct a riverwalk trail, a trail to the subdivision, a 2000 sq. ft. fenced playground and a 5000 sq. ft. level, grassed field in lieu of making 5 payments per phase of \$10,000 each for the purpose of constructing recreational facilities at Maglaras Park. The current agreement also calls for the construction of a riverwalk trail separately from the \$10,000 per phase recreational monies. The amendment request calls for constructing the trail in lieu of part of the recreation monies. At buildout, the subdivision will house an average of 1.5 children per unit. With 73 units, the total number of expected children is 110. It is the staff's opinion that a playground consisting of a swing set, benches, teeter-totters, a climbing matrix and multiple balance beams, along with a grassed field with no equipment does not adequately provide for the recreational needs of the future families of the subdivision.

Bob Corsetti stated he has a problem with the playground. He said since the density has been dropped, the contribution to the City can possibly be dropped by 50%. He said maybe there could be a compromise but there are no plans. He felt the Board cannot pass judgment until they see a plan.

Tim Sheldon stated that the previous developers chose not to have recreation on site and chose to give the City a contribution. He said that \$10,000 per year used to be peanuts but it is not peanuts now. He stated that he wants to provide the recreation for his people who he is providing houses for. He wants to spend the money on his own property. He stated that he knew that \$50,000 would be the contribution

to the City when he bought the subdivision but he would rather spend on site than give the funds to the City. He stated that he is negotiating with Dover Southside Little League.

Lee Martel asked what assurances do we have that Mr. Sheldon is going to put in the recreation.

Tim Sheldon stated that he would like to get approval tonight and will review the recreation plan with Cova Greig.

Bill Collins stated that we need a set of plans for the utilities, the road and the recreation.

Bob Corsetti made the motion to continue this discussion when the Board receives a set of plans.

Ron Cole seconded.

VOTE U/A

ITEM #4: Old Business

- a. Discussion of radio tower, located on Smith Well Road.

This item was withdrawn by the applicant.

- b. Request for a third one year extension for Quail Run, located on Sixth Street.

Rich Lannan represented the subdivision.

Ron Cole made the motion to grant the extension.

Parks Christenbury seconded.

VOTE U/A

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

Rich Lannan represented the subdivision.

Paul Beecher made the motion to grant the extension.

Ron Cole seconded.

VOTE U/A

ITEM #5: New Business

Parks Christenbury stated that temporary signs are allowed downtown and not in other places. He feels that businesses that are out of the downtown should have the same privileges. He stated that we should start looking at the needs of small businesses (1 or 2 people).

Bill Collins stated that he doesn't mind looking into this but some signs are more characteristic of the downtown area.

Parks Christenbury said that the people he has spoken with say that the signs make a big difference in bringing in business. He said that the last things he wants to see are those hideous "rent-a-sign."

Ron Cole made the motion to adjourn.

Jim Richards seconded.

VOTE U/A

Meeting adjourned at 8:40