

DOVER PLANNING BOARD
MINUTES OF MEETING
AUGUST 25, 1992

MEMBERS PRESENT: Jim Richards, Lionel Martel, Bob Corsetti,
Mike McDonnell, Dan Markey

MEMBERS ABSENT: Ron Cole, Joe Etelman, Paul Beecher, Kendra
Maroon, Parks Christenbury

STAFF PRESENT: Bill Collins, Jacqueline Freeman - Recording
Secretary

Meeting brought to order at 7:02 PM.

ITEM #1: Approval of minutes.

Bob Corsetti made the motion to accept the minutes of August
11, 1992.

Dan Markey seconded.

VOTE U/A

ITEM 2a: Discussion of a minor subdivision and site review
of land for a commercial parking lot on land owned
by Boston & Maine Corporation (Joseph Sawtelle,
Jr., Applicant), located on Chestnut Street.

Bill Collins stated that the Planning staff recommends
approval of the subdivision plan with the conditions that the
owner's signature be added to the plat. Also, the staff
recommends approval of the site plan for the commercial
parking lot with the following conditions:

1. A two foot parking easement along the northern property
line must be executed to allow an extension of the paved
parking.
2. A slope easement from Hannaford Brothers must be
executed.
3. Revised drainage calculations must be submitted for
approval by the City Engineer, and pending said review,
any significant changes to the drainage plan must be
resubmitted to the Planning Board for re-approval.
4. The proposed dogwood trees should be replaced with
deciduous shade trees, and all trees should be 2-2 1/2
inch caliber.
5. A State Site Specific Permit must be obtained.
6. Waiver requests are granted to reduce the parking stall
width to eight feet six inches (8 ft. 6 inches) and to

reduce the five foot setback as shown on the approved plan.

Mike McDonnell suggested that the Board deal with the minor subdivision first.

Jim Richards made the motion to approved the minor subdivision with the condition that the owner's signature appear on the plat.

Lionel Martel seconded.

VOTE U/A

Discussion ensued regarding the site plan.

Lionel Martel asked Tim Sheldon to address the use of salt in the winter.

Tim Sheldon stated that they will probably only have to use salt at the entrance of the parking lot. He stated that if the snow is removed properly, there is no need for salt.

Discussion ensued regarding the drainage calculations. It was the concensus that if there should be significant drainage changes made, they would have to be resubmitted to the Planning Board.

Lionel Martel made the motion to approve with the conditions recommended by the staff.

Jim Richards seconded.

VOTE U/A

ITEM #2 b.: Discussion of zoning regulations for alternative elderly housing.

Discussion ensued regarding the different elderly housing alternatives.

Bob Corsetti made the motion to refer this item to the next meeting when more members will be present.

Dan Markey seconded.

VOTE U/A

ITEM #3: New Business

There was no new business.

ITEM #4: Adjournment

Jim Richards made the motion to adjourn.

Lee Martel seconded.

VOTE U/A

Meeting adjourned at 8:25.