

PLANNING BOARD
MINUTES OF MEETING
JUNE 23, 1992

MEMBERS PRESENT: Mike McDonnell, Joe Etleman, Dan Markey,
Bob Corsetti, Ron Cole, Jerry Reese

STAFF PRESENT: Bill Collins, Planning Director and
Jacqueline Freeman - Recording Secretary

Chairman McDonnell convened the meeting at 7:03 PM.

ITEM #1: Approval of minutes.

Ron Cole made the motion to approve the minutes.

Jerry Reese seconded.

VOTE U/A

ITEM #2: Public hearing regarding a proposed change to the Zoning Ordinance affecting parcels located in the existing I-1 Zone bounded by Knox Marsh Road, Littleworth Road and the Spaulding Turnpike. Said changes would reduce the minimum lot size, road frontage and building setbacks.

Bill Collins explained the proposed zoning change. He stated that the idea is to create additional industrial lots by reducing the lot size and setback requirements. He said a meeting was held for the owners of the parcels that could be subdivided. At that meeting, the owner of Fibredyne indicated that making it possible to put up a 3,000 sq. ft. building would devalue his property. It was suggested that creating a cluster subdivision so these smaller businesses could be all by themselves and not between the existing businesses may be the answer. Mr. Collins stated that there were 15 to 20 people at the meeting and they didn't have a lot to say either for or against the proposal. The overriding decision was that they are not opposed. He stated that there is a building that would likely be built if this proposal went through. He also stated that there are restrictive covenants with the industrial park that apply to setbacks that would probably affect this zoning proposal but he is not sure of their legal applicability since they have not been enforced by the property owners.

Mr. Collins stated that he and Steve Stancel went out to look at each subdividable lot to see if someone would be negatively impacted and the only one that would be was next to Fibredyne. He stated that the Master Plan speaks of the Sixth Street park as being for larger users and the other industrial parks for smaller users.

Public hearing opened.

Mrs. Fairchild, 77 Littleworth Road, asked if the light industry status of the park would change. She said that some people were under the impression that this park was for heavy industry. She asked if a medical waste industry would be allowed to come into the park without the abutters being notified.

Bill Collins stated that light industry is described as industries in which all activities are contained inside the buildings and create no noise, dust, etc.. He stated that height was the problem for the medical waste facility and that was as far as it got. It was never debated as to whether it would fall into the light or heavy industry category.

Mrs. Fairchild stated that she has lived on Littleworth Road for 25 years and she would like to see the open storage rules that are on the books enforced.

Mrs. Riley, Littleworth Rd., asked why her property was not one the parcels that were reviewed as being subdividable.

Fred Riley, Littleworth Rd., felt that making the lots smaller would cheapen the park and would invite chicken coop industries to come in.

John Hutchins, Littleworth Rd., stated the Board should listen to the owner of Fibredyne as he is a credit to the industrial park.

Public hearing closed.

Bill Collins stated he would like to hear what the Board members think as he is not ready to make a strong recommendation.

Ron Cole stated that he feels that the business that wants to come in could find some other site in the City to set up and we should not be changing things for just one business.

Joe Etelman made the motion to table.

Mike McDonnell asked if there were any other potential sites for a cluster development.

Bill Collins stated that he has not looked into it but the Riley land is a large enough parcel. He stated it would take some study.

Bob Corsetti stated that initially he thought it was a good idea. However, if Davidson Textron didn't show up at the meeting and everybody else is apathetic, he doesn't see any reason to change the zoning unless it created a lot of jobs.

Jerry Reese stated he is still in favor of it. He stated that it doesn't change anything for anyone who doesn't want to subdivide. He stated that all he hears is that Dover doesn't have lots for small users and businesses are locating in other cities because they can't find suitable land here.

Bob Corsetti seconded the motion to table.
VOTE U/A

ITEM #3: New Business

- a. Request for a one-year extension by County Farm Road Associates, located on the corner of Sixth Street and County Farm Road.

Bill Collins stated that the Planning Department is in favor of this extension.

Joe Etelman made the motion to accept the request.
Jerry Reese seconded.
VOTE U/A

Ron Cole made the motion to approve the one-year extension.
Jerry Reese seconded.
VOTE U/A

Chairman McDonnell asked if there was any old business.

Bob Corsetti asked if he could attend the TRC meetings.

Bill Collins stated he would be put on the mailing list.

Bill Collins asked that all the CDBG red binders be returned so they can be used again next year. He also filled the Board in on what the Planning Department has been working on.

Jerry Reese made a motion to adjourn.
Ron Cole seconded.
VOTE U/A

Meeting adjourned at 7:55 PM.