

PLANNING BOARD
MINUTES OF MEETING
MAY 26, 1992

MEMBERS PRESENT: Joe Etelman, Lionel Martel, Jerry Reese,
Ron Cole, Mike McDonnell, Jim Richards, Dan
Markey, Scott Woodman

STAFF PRESENT: Steve Stancel, Jacqueline Freeman - Recording
Secretary

Meeting called to order at 7:00 PM.

ITEM #1: Approval of minutes of April 28, 1992.

Jerry Reese made the motion to approve as amended.
Ron Cole second.

VOTE U/A

Approval of minutes of May 12, 1992

Jerry Reese made the motion to approve.

Jim Richards stated that on page 2 of the minutes, Number 2
of the conditions of approval for the Estes subdivision
should read as follows: No sidewalks are necessary and the
new road be shifted off-center, away from the Niles Street
houses.

Scott Woodman seconded.

VOTE U/A Abstained - Ron Cole and Dan Markey

ITEM #2: Consideration of acceptance of an application for a
Site Review and Conditional Use Permit to construct
a parking lot on land owned by McIntosh College,
Assessor's Map 13, Lot 23, zoned R-12, Assessor's
Map 13, Lot 23, located on Cataract Avenue.

Atty. Don Mitchel represented the application. He stated the
State will use the parking lot for motorcycle driver's
license testing and the Dover Police Department will use the
lot for training motor patrol and to operate safety classes.

Jeff Nawrocki stated that the parking lot is 160 X 260 feet.
He stated that the parking lot is not in the wetlands. He
will provide silt fencing. He stated that he would rather
not see a detention pond, not only because of the cost but
they really don't want a swamp. He stated that the major
culvert downstream is completely clogged as the protective
headwalls have collapsed. He stated that for lighting there
will be a post lamp with four adjustable head fixtures to
illuminate the parking lot in all directions.

Ron Cole made the motion to accept the application.
Jim Richards seconded.
VOTE U/A

Jerry Reese asked if one light pole is enough.

Don Mitchel stated that the Spaulding Turnpike abuts this lot and the lighting from the turnpike along with the lighting on the building will help illuminate this parking lot. He stated that this parking lot is merely a spill over lot. He stated that this one light is increasing the cost of the project by 12%.

Steve Stancel stated that at the time of the TRC meeting there was no lighting on the plan and TRC requested that there be some lighting. Steve stated that he spoke with Captain Decolfmaker of the Police Department and he was satisfied that the proposed lighting was adequate.

Public hearing opened.
No comments.
Public hearing closed.

Jim Richards made a motion to approve with the TRC recommendations as conditions as follows:

1. Adequate lighting.
2. Guard rail required at the southerly end of the parking lot.
3. Down-stream drainage improvement or an on-site retention pond.

Ron Cole seconded.

Don Mitchel stated that Carl Quiram, Assistant City Engineer, wrote a letter to Jeff Nawrocki on May 18, 1992, stating that if the City culverts were in proper condition it would take care of the drainage. In his letter, he offered a choice of solutions. One solution was a pond could be designed and constructed on site. Another solution was the culvert could be cleaned and the two concrete headwalls that have collapsed could be replaced to City specks as was discussed.

Scott Woodman felt that the conditions should be more specific.

Jerry Reese stated if he were McIntosh he would have a hard time agreeing on the condition without knowing the cost.

Jeff Nawrocki stated the cost will be between \$2,000 and \$3,000.

Jim Richards stated he would amend the condition regarding the down-stream drainage improvements to read as Note 2 on the site plan as follows: 2) Per agreement with the City of Dover: In lieu of an on-site detention pond, additional water runoff from the new paved area shall have its effect on downstream sites minimized via cleaning and repair of the existing off-site concrete culvert behind Rutland Manor.

Don Mitchel stated that he doesn't feel that a guardrail would serve any purpose.

Jeff Nawrocki stated there is no drop off, it's just a slope and they feel it is pretty well controlled.

Steve Stancel stated the drop is 6 to 9 feet off the edge and with no curbs. The Planning Department is concerned with the safety of drivers, particularly at night.

Don Mitchel feels delineators are enough.

Lionel Martel stated his feeling are that guardrails hamper snow removal.

Jerry Reese stated that the college is private property.

Don Mitchel stated that they are concerned with the safety of their students but they do not feel this is an issue.

Scott made the motion to amend the motion to have delineators and not guardrails.

Ron Cole second.
VOTE U/A

The conditions of approval should read as follows:

1. Adequate lighting.
2. Delineators at the southerly end of the parking lot.
3. Per agreement with the City of Dover: In lieu of an on-site detention pond, additional water runoff from the new paved area shall have its effect on downstream sites minimized via cleaning and repair of the existing off-site concrete culvert behind Rutland Manor.

Item #3: Consideration of acceptance of an application for a minor subdivision of land owned by Richard, Anna and Duane Kay, Assessor's Map G, Lot 27, zoned R-20 located on Columbus Avenue.

Bruce Pohopek, Land Surveyor, explained the subdivision. He stated that there is a cape on Lot A and an existing concrete

building on Lot B.

Dan Markey made the motion to accept the application.
Scott Woodman seconded.
VOTE U/A

Public hearing opened.
No comments.
Public hearing closed.

Jim Richards made the motion to approve with the following conditions:

1. Owner signature on the plan.
2. State subdivision septic approval.

Jerry Reese seconded.
VOTE U/A

ITEM #4: New Business

- a. Request for a third one-year extension by Stephen's Run Condominiums, located on Back River Road.

John Gillespie stated he is now the owner of the project. He stated he bought the property from his partners when it went to foreclosure and now he needs time to go forward with the project.

The Planning Department agreed with the extension

Jerry Reese made the motion to grant the extension.
Ron Cole seconded.
VOTE U/A

The extension is good until April 11, 1993.

Jerry Reese made the motion to adjourn.
Scott Woodman seconded.
VOTE U/A

Meeting adjourned at 8:15 PM