

DOVER PLANNING BOARD
MINUTES OF MEETING
MAY 12, 1992

MEMBERS PRESENT: Lionel Martel, Bob Corsetti, Joe Etelman,
Mike McDonnell, Kendra Maroon, Jim Richards
Jerry Reese

MEMBERS ABSENT: Ron Cole, Dan Markey, Scott Woodman

Meeting brought to order at 7:05 PM.

ITEM #1: Acceptance of minutes.

Jerry Reese made the motion to accept the minutes.

Mike McDonnell stated that Joe Etelman would like his views regarding the Proulx cement plant, which were voiced in his letter dated April 24, 1992, entered into the minutes of the April 28, 1992 meeting as they were written.

Jerry Reese withdrew his motion to approve the minutes until the next meeting.

ITEM #2: Old Business

- a. Discussion and vote on an application for a major subdivision of land by Albert Estes, Jr., located on Henry Law Avenue.

Lee Martel stated that after observation, he feels that the less than 400 foot separation between the roads may not be a consideration in this case.

Jim Richards asked what the 400 foot separation was for.

Bill Collins stated that the 400 foot separation is for the purpose of reducing congestion and to try to reduce conflict points.

Jerry Reese pointed out that Cricket Brook Apartments can't be more than 100 feet from another street and this street will only have 3 houses on it.

Bob Corsetti stated that he had some concerns but didn't hear from any of the neighbors. He stated that the 24 foot paving seems sufficient and it is in the best interest of the City to waive the sidewalks.

Jerry Reese was not in favor of giving up the granite curbs and would like to see the road moved as far to the left as possible with a green space put into place. He felt that 24 feet was plenty wide.

Mike McDonnell felt that relief should be given on the sidewalk but would ask for granite curbs.

Corsetti made a motion to approve with amendments.

Bill Collins asked if he could suggest some conditions and waivers such as:

1. The applicant propose a street name for City approval.
2. A waiver was granted for sidewalks and the new road be shifted off-center, away from the Niles Street houses.
3. The sewer and water manhole covers to be labeled "Sewer" or "Water" as appropriate.
4. An additional tapping sleeve and valve be installed on the water main at the Cobble Hill connection.
5. Waiver was granted to allow an 8" water main instead of the normal 12" main.
6. A waiver was granted to allow a 24 foot pavement for the street.
7. The hammerhead design was approved.
8. The driveway of Lot #2 be relocated from Henry Law Avenue to the new street.
9. That the green space between the road and the Niles Street houses be filled in with a vegetative buffer to be approved by the Planning Department.

Bruce Pohopek stated that he feels comfortable with the conditions.

Bob Corsetti made the motion to approve with the above stated conditions and waivers.

Jerry Reese seconded.

Mike McDonnell stated he would not want this to be construed as an endorsement of hammerheads.

VOTE U/A

ITEM 3: a. Discussion of street specifications.

Bill Collins stated he will need a couple more weeks as he is not quite ready.

Jim Richards stated that he wants the information in plenty of time to review it before the meeting.

ITEM 3: b. Discussion of amendment of dimensional requirements to the I-1 zoning districts.

Bill Collins stated that Enterprise Park is meant for larger users. The majority of demand for industrial property is for smaller users. He stated that if the requirements were reduced from 40,000 to 20,000 sq. ft. there would be several parcels that could be subdivided. He showed a map that featured the lots that could be subdivided and would create an immediate inventory for small users.

Lee Martel asked about the infrastructure.

Bill Collins stated that he didn't think it would be a problem with the water, there may be a problem with sewer.

Bob Corsetti stated that he felt it was a good idea and would increase the tax base.

Jerry Reese said if the property owner doesn't want to subdivide he doesn't have to but he now has the option.

The question was asked if it will bring the assessment up when the lot size goes from 40,000 to 20,000 sq. ft.

Bill Collins stated he didn't think so but he would look into it.

Bill Collins stated that Horne St. and Cataract Ave. are I-1 zones in the middle of residential areas and should be kept separated.

Jerry Reese made a motion to adjourn.

Joe Etelman seconded.

VOTE U/A

Meeting adjourned at 7:40 PM.