

DOVER PLANNING BOARD
MINUTES OF MEETING
APRIL 7, 1992

MEMBERS PRESENT: Jim Richards, Robert Corsetti, Mike McDonnell, Ron Cole, Jerry Reese, Joe Etelman, Kendra Maroon, Lionel Martel, Dan Markey

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

Meeting brought to order at 7:35 PM

ITEM #1: Approval of minutes.

Dan Markey made the motion to approve the minutes. Jerry Reese seconded with the amendment that the names of the speakers for Dover Adult Education, on pg. 5, be changed from Ray Hartman and Gary Sears to Ray Hart and Gary Cyr.
VOTE U/A

Item #2: Consideration of acceptance of an application for a minor subdivision of land owned by Seacoast Investment Co., Inc., Assessor's Map I-2, Lot 67, zoned RM-12, located on Mast Road Extension.

George Sansoucy represented Seacoast. He stated that Phase I and II of Davis Farm was approved by the Board. Phases III, IV, and V are now in the care of Seacoast Investment Corp. They will be dropping the density of these phases from 70 units to 20 to 22 units in the future.

Dan Markey made the motion to accept the application. Joe Etelman seconded.
VOTE U/A

Public hearing opened.

Albert Demers, 21 Mast Road Extension, stated that the front of the property is very wet and at one time there was talk of a 200 foot setback from the road because of the wetland. He said that the last developer did a lot of dredging and used tar, stumps and sand to fill in the land.

Mr. Sansoucy stated that Mr. Demers' issues are real for the remainder of Davis Farm. He said they have inherited the situations and are working around them. He stated that the two lots of the minor subdivision will drain to the end of the property for now but eventually will be part of the formal proposal. The major subdivision will have drainage, sewer, water and lot layout.

Bill Collins stated that the Planning staff recommends

approval with the following conditions:

1. The proposed sewer extension be privately owned because it ties into a private line and pump station.
2. Manhole details and a sewer main profile be submitted for City review and approval prior to construction.

Mr. Sansoucy stated that he accepted those conditions.

Ron Cole made the motion to approve with the two above stated conditions.

Bob Corsetti seconded.

VOTE U/A

ITEM #3: Discussion and vote on CDBG grant proposals for the upcoming program year.

Steve Stancel stated that any decisions made tonight will be posted in Foster's Daily Democrat and then will go to the Council.

There was discussion on Working Capital and DALC.

Jerry Reese made the motion to approve the recommendations for CDBG.

Ron Cole seconded.

VOTE U/A

Jim Richards suggested that the minutes of the workshop should be passed along to the Council so they can see how the Board came to its decisions.

ITEM #4a.: Continuation of public hearing, discussion and vote on the conditional use application from Richard Proulx for a batch plant on Mast Road.

Lee Martel stepped down and Kendra Maroon took his seat.

Jerry Reese moved to remove Item 4 a. from the table.

Dan Markey seconded.

VOTE U/A

Mike McDonnell stated that an administrative appeal was on file with the Zoning Board of Adjustment and will be heard on April 16, 1992. He said that the proceedings of the Planning Board will be stopped until the ZBA makes a decision. Mike said that anyone wishing to add any new information will be allowed to speak.

Jonh LeBow represented Mr. Proulx. He stated that since the last meeting, there has been a site walk, a bus tour of a similar batch plant in Townsend, MA, and a hydrologists

report has been submitted. He stated that the storage of petroleum and the refueling of vehicles on site has been deleted from the application.

Dick Proulx stated that he has obtained a study of sound emissions and passed out copies to the Board. Also, he was sorry that there were not more citizens that took the bus tour. He spoke on the dust control facility he would be using at the cost of \$25,000. He stated that the cement and the stone will have to be brought in. He said that two loads of cement will be brought in and 45 loads of stone. The trucks will be registered in Dover and the buildings will be taxed in Dover.

Charles Head, of GZA, stated he reviewed the impact of Pruven Concrete Corp. on the Pudding Hill aquifer and found that there would be no impact. He also found that a well on the property would not have any impact on existing wells.

Ellen Kilty, Pleasant Valley Road, stated that her family has lived in Dover since the early 18th Century. She spoke of her concerns and asked if the Board has checked with the Conservation Commission regarding this issue.

J.P. Nadeau, representing John and Robert Torr, reminded the Board of the concerns of the abutters, the noise factors and traffic factors. He feels Mr. Proulx is constantly changing his story to fit the concerns of the abutters. He stated that he has a planned engagement on April 28, 1992 and asked the Board to resume the meeting in May when he would be able to attend.

Jim Miller stated that he hopes the Board will give protection to the general public and only pass this if they are satisfied that it is in the best interest of the public. He asked if it is an accessory use when 1/2 of the material has to be brought in. He stated that as far as congestion is concerned, it is already a problem area.

Paul Deschenes, 73 Bellamy Road, stated that he went on the bus tour to Townsend, Ma. He said the plant is located in an undeveloped area, is not in a sand pit and 100% of the materials are trucked in. He stated that Mr. Proulx would not be a good neighbor and would not be welcomed. He also stated that the only source of information the Board receives is from the Planning Director and he would like his feelings and the facts he has expressed considered. He stated that, collectively, he is asking for a denial of this application.

John Clark, Paddock, asked how a cement plant can be established in a residential zone.

Jim Church, Lisa Beth Circle, spoke of hearing beepers and tail gates closing from his home. He stated that this plant

would degrade the quality of life of the residents. He said that the City would have to maintain the road that would be chewed up by the heavy trucks.

Clinton Blake, Lisa Beth Drive, stated that his concern is what will filter back into the aquifer. He feels it will worsen the quality of the water.

Peter Losapio, Bellamy Road, stated that one of his concerns is the loss of the quality of life and also the deterioration of his property. He feels that if the sand is not adequate and it has to be trucked in, it voids the requirement for an accessory use. He feels it can't be both ways.

Harold Fulton, Jensen's, quoted Henry Cabot Lodge, Jr., by saying "If the law benefits a majority of the people, it is a good law."

Howard Williams, Lisa Beth Circle, said his concerns were with traffic and safety issues. He was also concerned with the timing of the application since after April 1, 1992, it would not go on the tax rolls until next year.

Mike McDonnell stated the Board received a letter from Rose Manes, a resident of Jensen's. He also distributed a sheet of questions received from Mr. Fulton.

Mr. Proulx stated that there is no ready mix supplier in Dover and the City does need one to supply its citizens. He stated that he has looked for other sites in Dover but there are none. He stated that there is a leach field on the plan. He said that the gravel operation, that can be heard on Lisa Beth Circle, is a totally different operation. He also stated he was not aware of the timing of the property taxes that Mr. Williams referred to. He stated that when the building is up he will pay taxes. He stated that the Torrs have dug up to everyone's property to make a living, have opposed Jensen's and the Paddock and now they are here to stop someone else from the benefits of making a living.

John Torr stated that he did not oppose the Paddock or Jensen's.

Renny Perry, Ward 5 Councilor, said that his main concern is whether this use is incidental to a gravel pit. He said it may be now but what happens when it is no longer incidental.

John Torr stated he was concerned with the excess concrete and where Mr. Proulx intended to wash out his trucks. He stated that eight trucks cannot be supported on 24 loads per day.

Harold Fulton, of Jensen's, stated that Mr. Jensen turned a pasture into a beautiful community. He said that the

residents pay taxes on a mobile home the same as is paid on a regular home. He said that the residents require no services from the City and have no children in school. He said it is a gravy train for the City.

Doug Saffer, Paddock, was concerned with the condition of the property when the operation is done. He wants reclamation in place.

Russel Hanson, Bellamy Road resident for 25 years, stated that the length of Mast Road is a junk yard. He said it is time someone put a stop to this.

Bob Hanley, Paddock, felt the problem was residential versus commercial zoning. He said it is time to stop the commercial and maintain the residential.

Public hearing closed.

Jerry Reese made the motion to table until after the outcome of the Zoning Board of Adjustment meeting.

Joe Etelman seconded.

VOTE U/A

Lee Martel resumed his seat on the Board.

ITEM #4 b.: Discussion of Amendments to Road Specifications and Groundwater Protection Zones.

Bill Collins stated he was looking for suggestions for an amendment to the street specifications. He said he would like to propose an amendment to the subdivision regulation to either keep the streets wide and eliminate sidewalks or have streets narrower but have sidewalks as a separation of vehicles and pedestrians. Another thing presented to him was eliminating granite curbing and whether sloped rather than vertical granite curbing would be allowed.

Jim Richards stated that some distinction has to be made between urban or rural areas. He said that bituminous curbing does not last. He said that once you have curbs, you need drainage and it is easier to drain and maintain a road without curbing. He said the City can't maintain what it now has.

Lee Martel stated that he feels a 32' road for a major subdivision and sidewalks on both sides is over kill. He said it doesn't go hand-in-hand with affordable housing.

Jerry Reese stated that his preference would be wider streets to allow for fire trucks and fewer sidewalks except in the urban core.

Scott Woodman asked what the criteria was for a sidewalk

waiver. He said it may be better to take it on a case by case basis.

Bob Corsetti said that at one time developers were discouraged from asking for waivers of sidewalks and street widths. He stated that in North Andover, MA they do not allow curbing except in the city. He stated that the cost per foot just for drainage is \$25.00.

Bill Collins stated he would put something down on paper and bring it back before the Board.

Jerry Reese asked who takes care of private streets. He said the City should get away from private streets because it comes back to the City eventually.

Mike McDonnell stated that there are cul-de-sacs that will eventually connect to other roads. He feels that sidewalks should be required and then waived.

Bill Collins stated that the City has a new well, the Bouchard Well. He asked about input for repealing the Groundwater Protection sites that we don't realistically think will become well sites.

Jerry Reese said that a site that does not look good today may look pretty good in the years to come.

Bill Collins stated that he wants to nominate Ron Cole for the vacant seat on the Strafford Regional Planning Commission and replace Councilor Howard Williams with Councilor Renny Perry.

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

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

Meeting adjourned at 10:00 PM.