

PLANNING BOARD
MINUTES OF MEETING
JANUARY 28, 1992

MEMBERS PRESENT: Jim Caliendo, Joe Etelman, Mike McDonnell,
David Wright, Jim Richards, Ron Cole,
Gerard Reese, Dan Markey, Lee Martel

ALSO PRESENT: Bill Collins, Jacqueline Freeman - Recording
Secretary

Lee Martel did not take his seat on the Board.

Meeting called to order at 7:01 PM.

ITEM #1: Approval of minutes.

Bill Collins stated that on Page 3, there are several items in the CIP that are not listed correctly. He handed out a revised Page 3 with the corrected amounts.

Gerard Reese made the motion to approved the minutes as amended.

Jim Caliendo seconded.

VOTE U/A

ITEM #2: a. Mast Road Sand and Gravel, Assessor's Map H,
Lots 53, 54 and 57, located on Mast Road.

Lee Martel stated he is part owner of the Mast Road Sand and Gravel and represented the application.

Bill Collins stated that a letter was received from John & Robert Torr stating they wanted to be on record as disagreeing abutters. Mr. Collins stated that the Planning staff recommends this permit be renewed with the following conditions:

1. Lot H-57 be removed from the application until such time as a plan be submitted showing boundaries, existing topography and proposed finished elevations of the parcel.
2. The existing \$10,000 surety bond remain in effect for the duration of the permit.
3. The reclamation plan and operational plan submitted with the application be considered part of the application, and their specific provisions be requirements of the applicant.
4. The minimum setbacks from property lines be flagged in the field to facilitate inspections.

5. No off-site materials, fuels, lubricants or other toxic or polluting materials shall be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
6. The letter from John & Robert Torr be recognized as disapproving abutters.

Mike McDonnell asked if there was a plan for Lot 57.

Lee Martel stated that there is no plan for Lot 57, it abutts the river and gives access to the river.

Mike McDonnell stated that bonds vary and should be discussed at some point. He stated that he is not sure they are adequate.

Public hearing opened.
No comments.
Public hearing closed.

Jim Caliendo made the motion to approve with the above six conditions.
David Wright seconded.
VOTE U/A

ITEM #2 b. Dowaliby Trucking, Assessor's Map H, Lot 56, located on Mast Road and Cold Springs Road.

Mrs. Dowaliby represented the application.

Bill Collins stated that the Planning staff recommends that it be approved with the following conditions:

1. The applicant obtain the annual license renewal from the Dover City Council for permission to cross City property to access this pit.
2. The provisions contained in the letter to the Dover Planning Board dated December 29, 1991, be considered as part of this application and serve as requirements of the applicant.
3. No off-site materials, fuels, lubricants or other toxic or polluting materials shall be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
4. The minimum setback from property boundaries be flagged in the field to facilitate inspections.

5. Renewal of surety bond before expiration.

Open public hearing.
No comments.
Close public hearing.

David Wright made the motion to approve with the conditions stated above.
Gerard Reese seconded.
VOTE U/A

ITEM 2 c. Brox Paving Materials, Inc., Assessor's Map C, Lots 12A and 13, located on Glen Hill Road.

David Clough represented the application and stated there have been no changes.

Open public hearing.
No comments.
Close public hearing.

Bill Collins stated that the Planning staff recommends that the renewal of this permit with the following conditions:

1. No off-site materials, fuels, lubricants or other toxic or polluting materials shall be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
2. Minimum setbacks be flagged in the field to facilitate inspections.
3. A surety bond be in place for \$15,000.

Gerard Reese made the motion to approve with the conditions listed above.
Ron Cole seconded.
VOTE U/A

ITEM 2 d. Grifco, (Applicant: James P. Griffin), Assessor's Map H, Lots 60 and 62, located on Mast Road.

Henry Sanborn represented the application.

Bill Collins stated the Planning Department recommends the permit be renewed with the following conditions:

1. Proof of renewal of the \$30,000 surety bond, which expires April 23, 1992, be submitted.
2. The minimum setbacks from property lines be flagged in the field to facilitate inspections.

3. The application indicates that Lots 60 and 62 are to be excavated while the plans show only Lot 60 to be excavated. The application should be brought into compliance with the note on the plan.
4. No off-site materials, fuels, lubricants or other toxic or polluting materials shall be stored on site without being in compliance with State rules, regulations pertaining to such materials and receiving approval by the Dover Planning Board.

Public hearing opened.

Attorney Al Souther stated he is representing Appledore Engineering, and is in opposition of this permit. He stated that the application is defective in two places. The plans are stamped draft and they are not for publication nor for submittal. The applicant failed to pay Appledore Engineering for the plans. He stated that the plans are not signed and no engineer is willing to take responsibility.

Atty. Souther stated that he wanted to be on record saying that these plans are not for submittal and if anyone relies on these drawings it is at their own risk. The data is not being submitted legally.

Close public hearing.

Bill Collins stated that we do not require a P.E. stamp.

Gerard Reese asked who would be checking the flagging.

Bill Collins stated that someone from his staff would be checking the flagging, probably the Building Inspector

Gerard Reese made the motion to table this application until the applicant submits an accurate set of drawings.

Dan Markey seconded.

VOTE U/A

Lee Martel took his seat on the Board.

ITEM #3: Consideration of acceptance of a request for a major subdivision of land owned by Dover Industrial Development Authority, Assessor's Map D, Lot 11, located on Sixth Street.

Bill Collins stated that this is a preliminary subdivision plat. It is 90.95 acres consisting of 8 lots. He stated that D.I.D.A. is seeking preliminary plat approval with the intentions of seeking final plat approval when the engineering is complete and right-of-way access is fully secured and permits are obtained. The purpose for seeking preliminary plat approval prior to completion of the

engineering and permitting is to allow DIDA to market with confidence specific parcels within the proposed subdivision if approved. Bill stated that the Planning staff recommends approval of the preliminary plat with the following conditions:

1. Future site plans for parcels within the industrial park be in general compliance with the development concept approved by the Planning Board in November, 1991, for the Sixth Street industrial district.
2. Engineering for roads and utilities be complete and approved by TRC.
3. Right-of-way access to the industrial park be secured from Sixth Street, the Sixth Street Connector Road or Long Hill Road Extension, Long Hill Rd. being the last resort because it is in a residential neighborhood.
4. Open space areas A through H be maintained as perpetual open space in accordance with Section 170-27.2 of the Code of the City of Dover, with the exception of open space area H which may be reduced for the purposes of separating out the upland for future use.
5. State and federal permits be obtained.
6. The Conditional Use permit for crossing wetlands for utility and road purposes be granted in accordance with Chapter 170-27.2h.

Steve Griffin, Economic Director, stated that the Council has set a public hearing in February to determine the right-of-way access.

Jim Caliendo made the motion to accept the application.
David Wright seconded.
VOTE U/A

Open public hearing.
Steve Griffin spoke in favor.
Close public hearing.

Jim Caliendo made the motion to approve with conditions recommended by the staff.
David Wright seconded.
VOTE U/A

ITEM #4: New Business

- a. Discussion of status of Master Plan goals and objectives.

Jim Caliendo stated he would like to give this item more

study.

Jim Caliendo made the motion to move this item to the first meeting in February.

Jim Richards seconded.

VOTE U/A

Mike McDonnell discussed the letter he received from DIDA. He stated DIDA would like to meet with the Planning Board in order to streamline the TRC review process.

Volunteers for this committee are: Ron Cole, Jim Caliendo and Mike McDonnell.

Lee Martel stated that the TRC only has one Planning Board member and we need to keep a representative of the Board on TRC.

Mike McDonnell stated he will work to arrive at a suitable meeting time in the next two weeks and bring a report back to the Planning Board in time for the next meeting.

ITEM #5: Old Business

Lot line adjustment for George Demosthenes, located on Drew Road.

David Wright made the motion to take this off the table.

Gerard Reese seconded.

VOTE U/A

Bill Collins stated that a revised lot line adjustment has been submitted. The plat shows the existing location of the gravel road within the right-of-way and adds the cul-de-sac at the end. He stated that the surveyor verified the accuracy of the existing pins in the field in response to concerns expressed by an abutter that the applicant may have relocated the markers. Also submitted is a xeroxed copy of a portion of a subdivision plat approved by the Planning Board in 1990, showing the right-of-way as it was originally approved. When the current lot line adjustment is compared to the excerpt from the original subdivision plat, one can see that the right-of-way is remaining in the same location but being widened.

Bill Collins stated that the plans shows two culverts diverted to Mr. Dana's land. He stated that the Wetlands Board has been notified of the apparent deviation to the wetland permit and will be addressed by that regulatory body.

Bill Collins stated that Planning staff recommends the lot line adjustment be approved.

Lee Martel stated that they are adding gravel to the road now

and will cause a problem later.

Jim Caliendo made the motion to approve.

Ron Cole seconded.

VOTE 5 - 4

For - M. McDonnell, Jim Richards, Ronald Cole, Gerard Reese, Jim Caliendo

Against - Joe Etelman, Dan Markey, David Wright, Lee Martel

APPROVED

ITEM #5: Old Business

- a. Amendment to site plan for land owned by Hillhaven Corporation, located on Plaza Drive.

Tom Long, Administrator of Dover House Healthcare, stated that he was waiting for Gregg Cribb, of Richard Heym Associates, to arrive. He stated that he will answer questions until they arrive. He stated they want to reduce the parking spaces from 88 to 58 spaces. He stated they do not have more than 56 cars in a 24-hour period.

Bill Collins stated that the requirement of spaces for the number of beds is 56. He stated that he went out there at approximately 2:45 in the afternoon and counted 25 cars parked in the street, 19 in the south lot and 10 in the north lot.

Mr. Long stated that the cars parked in the street are not all his cars. Some may be from the apartments across the street and from park and drive. He also stated that Mr. Collins came at a peak shift change.

Bill Collins stated that they also want to change the parking lot materials and discussed how the change would affect the groundwater protection zone.

Gregg Cribb of Richard Heym Associates, stated they have a monitoring well that can be monitored very closely. He stated they have a detailed maintenance plan which includes sweeping the pavement, monitoring the well, using sand instead of salt. He also stated they could increase the number of socks in the catch basins.

Mr. Wright stated that he would be comfortable in the giving the amendment for parking spaces but not to use bituminous concrete instead of the Portland cement.

Gerard Reese feels another study is not needed and doesn't think the spaces should be reduced or that they should get rid of the concrete parking lot. He feels it is too close to

the City water supply to compromise.

Gregg Crib stated that they offered to make 88 spaces when they only needed to provide 56. He proposed to provide 62 spaces. He stated that if there is room for negotiation, this matter should be further looked into and continued at the next meeting.

Jim Caliendo made the motion to continue this issue to the next meeting.

David Wright seconded.

Gerard Reese made an amendment to the motion that the staff make recommendations as to parking spaces and the applicant will speak to the City engineers.

VOTE U/A

Gerard Reese made the motion to adjourn.

David Wright seconded.

VOTE U/A

Meeting adjourned at 8:00 PM.