

MEETING MINUTES
DOVER PLANNING BOARD
JANUARY 8, 1991

MEMBERS PRESENT: Thom Forbes, Jim Caliendo, Joe Etelman,
Patti Torr, David Wright, Jim Richards, Jim
Jalbert, Dan Markey, Lionel Martel, Kathy
Wentworth

MEMBERS ABSENT: Mike McDonnell, Mike Hoffman

OTHERS PRESENT: Bill Collins, Steve Stancel, Bruce Woodruff
Joanna Pritzker - Recording Secretary

Meeting called to order at 7:03 PM.

ITEM #1 Election of Officers

Patti Torr nominated Thom Forbes for Chairman.

Kathy Wentworth seconded.

Jim Caliendo motioned to cease nominations for Chairman.

Joe Etelman seconded.

VOTE U/A

Kathy Wentworth nominated Patti Torr for Vice Chairman

Lionel Martel seconded.

Joe Etelman nominated Jim Caliendo for Vice Chairman

Jim Richards seconded.

VOTE for Patti Torr 5-3

VOTE for Jim Caliendo 3-5

Patti Torr elected Vice Chairman.

ITEM #2: Approval of minutes

Joe Etelman motioned to approve the minutes

David Wright seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a minor lot line adjustment of land owned by the Dover Industrial Development Authority and Fred Riley, Assessor's Map G, Lot 2, zoned I-1, located on Crosby Road.

Steve Griffin representing DIDA stated that this was a parcel that was subdivided a couple of years ago. What DIDA is doing is giving the property back to Mr. Riley.

Patti Torr motioned to accept the application.

David Wright seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

David Wright motioned to approve.

Patti Torr seconded.

VOTE U/A

ITEM #4: Public hearing on proposed rezoning of three (3) I-2 Industrial Zoning Districts.

Bill Collins stated that this proposed rezoning stems from the discussions from the last meeting regarding the I-2 zoning districts. What this rezoning will do is change the current zoning of the I-2 zones to I-1 with the exception of the one located on Third Street being rezoned to B-2 in conjunction with the abutting zoning district. He also stated that the definition of Light Industry will be changed to state that outside storage will be permissible in these zoning districts with Planning Board approval.

Public hearing opened.

Steve Griffin representing DIDA stated that DIDA is in favor of this rezoning.

Bob Richard - D.F. Richard - stated that his company on Broadway handles hazardous products. In the future will they be able to continue the business and still comply with the regulations.

Bill Collins stated that the ordinance being proposed would not effect the use.

Steve Stancel stated that he had spoken with Tom Clark and it was determined that the company would be considered under fuel, gas and oil storage and that it was permitted in the I-1 Zoning Districts.

Bill Collins stated to Mr. Richard that his company is a permitted use.

David Wright questioned about Harris Graphics.

Bill Collins stated that it was a permitted use in an I-1 zoning district. He also stated that a representative from Harris Graphics should be arriving after 7:30 PM.

George Maglaras - stated that he supported the rezoning, but felt that open storage should be considered and regulated under accessory uses.

Public hearing was recessed to allow time for the Harris Graphics representative to arrive.

ITEM #5: Old Business

There was no old business.

ITEM #6: New Business

- (a) Request from Mrs. Becky to speak to the Planning Board regarding the Applevale Subdivision

Mrs. Becky spoke to the Board regarding a catch basin on her property that she felt was not draining properly and was not supposed to be there.

Bill Collins stated that this problem has been reviewed in Court and that the City had prevailed in the case.

It was determined that this was not an issue for the Planning Board.

ITEM #4: Public hearing rezoning

The public hearing was reopened.

There were no further comments.

Public hearing closed.

Jim Caliendo questioned what this change would do with regard to Biosafe?

Bill Collins stated that the ordinance change had nothing to do with regard to Biosafe. He further stated that what Biosafe does is not a permitted use in Dover.

Thom Forbes was concerned with the I-2 zone that was slated to be rezoned to B-2. His concern was that parking is not required in a B-2 zone. If someone came in with a change of use application for any of those buildings, parking would not be required?

Bill Collins stated that was correct. He further stated that the perspective with regard to downtown parking is two points:

1. At some point the City will need to subsidize the parking, and;
2. Any user in the downtown area will not be viable if they are not able to provide parking.

There is an underlying need for parking. There will be a minor increase in the parking needs when considering the existing B-2 zone, but that part of town is not suitable for I-1 zoning.

ITEM #7: Adjourn

Jim Jalbert motioned to adjourn.

David Wright seconded.

VOTE U/A

Meeting adjourned 7:50 PM.