

MEETING MINUTES
DOVER PLANNING BOARD
MAY 14, 1991

MEMBERS PRESENT: Thom Forbes, Jim Caliendo, Mike McDonnell,
Jim Jalbert, Jim Richards, Patti Torr

MEMBERS ABSENT: Joe Etelman, Lionel Martel, David Wright,
Kathy Wentworth, Dan Markey

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

Meeting called to order at 7:04 PM

ITEM #1: Approval of minutes

Thom Forbes stated that on page 5, his statement under ITEM #7, should read....Thom Forbes stated that for informational purposes only, as-builts were not submitted to the building inspector prior to the modular being installed. A lot line adjustment was necessary so that the lot would be in compliance.

Mike McDonnell motioned to approve as amended.

Jim Richards seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a minor subdivision of land owned by Alice Moscarillo, Assessor's Map 28, Lot 26, zoned RM-20 and R-12, located on Oak Street and High Ridge Drive.

Kevin McEneaney represented the application.

Jim Caliendo motioned to accept the application.

Mike McDonnell seconded.

VOTE U/A

Jim Richards asked about the contours.

Bill Collins stated that the lot that is being created is in a multi-family district - a four-plex can be built.

Public hearing opened.

Pat Dupuis - 42 Oak Street - stated that the property with the house on it is an existing property and used as a rental. The property is not maintained. She is also concerned with the steepness of the back lot.

Public hearing closed.

SITE WALK - 5/15/91 5:00 PM.

ITEM #3: Public hearing and consideration of a request for an extraction permit by James P. Griffin, Assessor's Map H, Lots 60 & 62, located on Mast Road.

James Griffin represented the application.

Jim Richards questioned the excavation shown on the plan being eight feet below the road. (re: the aquifer)

James Griffin replied that it has been the same plan since 1977.

Public hearing opened.

No comment.

Public hearing closed.

Bill Collins recommended that a condition of approval stating that, "no excavation is approved beneath the road level until text is submitted and approved with regard to what the effect will be on the existing aquifer.

Jim Caliendo motioned to approve with the following condition:

1. Excavation be prohibited beneath the elevation of the existing access road until a report is submitted to and approved by the City that estimates the impact of such depth of excavation on the water table.

Mike McDonnell seconded.

VOTE U/A

ITEM #4: Public hearing to receive comments and recommendations regarding the adding to the Master Plan of the Joint Space Needs Study. The study addresses the elementary school space, the future of the existing junior high school, and the purchase of land for a future elementary school to be built in 1995.

Gary Cyr asked that serious consideration be given to adopting this space needs plan into the Master Plan.

A presentation was made by the Joint Space Needs Committee.

Kevin McEneaney - 8 Gold Post Road - questioned if there was a provision in the 88 Master Plan for long-range planning of school space?

Bill Collins replied that the Master Plan recommends an elementary school on upper Middle Road or Henry Law Avenue. He felt that the projections in this report were more realistic than in the 88 Master Plan.

Kevin McEneaney - will this study replace the school section in the Master Plan?

Bill Collins stated that it would.

Kevin McEneaney - would the conversion of Woodman Park School be in conjunction with the sale of the Junior High School?

Howard Williams stated that they were not planning on moving the Junior High Students until 1994. The bond on the Junior High will be paid off by then. (\$650,000)

Jim Richards stated that by displacing students, has any thought been given to busing?

Howard Williams replied that it would be under consideration.

Parks Christianberry stated that he felt that growth control in Dover is necessary.

Linda Smart - stated that the elementary school population is too large. When it hits the high-school level, the population will be approximately 1,600 students. Busing costs will be off-set.

Howard Williams stated that with the redevelopment of Pease, Dover will have the second greatest impact.

Linda Brennan - Oak Street - questioned if any thought had been given to a kindergarten?

Kathy Forbes stated that a kindergarten was not considered at this time.

Public hearing closed.

Mike McDonnell complimented the Committee on this report.

Bill Collins stated that he felt much better replacing the

projections in the Master Plan with this report. He further stated that he did not find the report to be conflicting or inconsistent with the Master Plan, however, editorial work will have to be completed first before it is put into the Master Plan.

Jim Jalbert motioned to accept the report, and to hold a workshop meeting on June 4, 1991.

Patti Torr seconded.

VOTE U/A

ITEM #5: Old Business

- (a) Discussion of compromise proposal of Mast Road Development Consortium.

David Chaote representing MRDC, stated that to avoid having any give up units forever, the MRDC requests that each project be allowed to build up to a certain density and then, before any additional units can be built, return to the Planning Board for site review with regards to the impact of these final units on Mast Road Links B and C. In order to construct the proposed "unbuilt units", each project would be required to return to the Planning Board for a discussion as to what additional improvements to Mast Road, if any, must be undertaken before said units can be issued building permits. It is understood that this evaluation would be on a project by project basis and only if the owner of a project wishes to build out past the proposed allowed number of units that will be "grandfathered" under the Mast Road work to be undertaken in 1991 by the MRDC.

Bill Collins stated that this was an acceptable way to go.

Jim Richards stated that he was in favor of the proposal.

SITE WALK - 5/28/91 - 6:00 PM

ITEM #6: New Business

- (a) Advanced Systems request to change wording on an approved site plan.

Mike McDonnell motioned to amend the wording on the site plan to read as follows:

1. Two (2) leased modular units for temporary office space during construction of addition to be removed upon issuance of certification of occupancy permit for addition or within six (6) months, whichever comes first.

Jim Jalbert seconded.

VOTE U/A

ITEM #7: Adjourn

Jim Jalbert motioned to adjourn.

Mike McDonnell seconded.

VOTE U/A

Meeting adjourned at 9:00 PM