

DOVER PLANNING BOARD
MINUTES OF MEETING
SEPTEMBER 10, 1991

MEMBERS PRESENT: Lionel Martel, Jim Richards, Kathy Chalue,
Dan Markey, Joe Etelman, David Wright, Jim
Jalbert, Thom Forbes, Mike McDonnell

MEMBERS ABSENT: Jim Caliendo, Patti Torr

OTHERS PRESENT: Bill Collins, Jacqueline Freeman -
Recording Secretary

Meeting brought to order at 7:10 PM.

ITEM #1: Approval of minutes of August 13, 1991.

ITEM #2: Approval of minutes of August 27, 1991.

Bill Collins stated that a corrected set of minutes for August 13, 1991 was handed out with two highlighted changes. One correction on Page 2, to change (Links A, A and C) to (Links A, B and C). On page 3, the Paddock and Sunnybrook should have been listed along with Dunn's Bridge as having vested rights.

Thom Forbes stated that the following sentence should be added to the Site Plan Approval Modification document, under Paragraph #3, on Page 2, The review and approval process will include a public hearing.

David Wright made the motion to approve both sets of minutes. Mike McDonnell seconded.

VOTE U/A 2 Abstentions - Kathy Chalue and Jim Jalbert

Jim Jalbert stated that Thom was in violation of the City Charter by chairing the meeting while employed by the City. He stated that anything voted on this evening would be subject to challenge and he would not be a participant.

Thom Forbes stated that he was planning to give his resignation at the end of the meeting but gave his resignation at this point.

David Wright nominated Mike McDonnell to Chair the balance of the meeting.

Jim Jalbert seconded.

VOTE U/A 1 Abstention - Mike McDonnell

Bill Collins stated that the nomination of a Chairman would be placed on the Agenda of September 24, 1991.

Mike McDonnell took over the meeting.

ITEM #3: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Stan Robbins and the City of Dover, Assessor's Map 2, Lots 2, 3, 7 & 9, located on Walnut Street, for the purpose of acquiring a right-of-way for the re-alignment of Walnut Street.

Bill Collins stated that the plan was not submitted in time for a vote tonight. He suggested that the Board accept the plan, then table it to the September 24, 1991 meeting. He stated that he and Mr. Wright would represent the application. He said that this segment of road would connect Chestnut Street and Locust Street. This is a project which was identified in the City's Master Plan. The City would be exchanging approximately 696 sq. ft. of land for approximately 412 sq. ft.

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

Open Public Hearing
No comments.
Recess Public Hearing until September 24, 1991.

ITEM #4:

a. Site plan amendment for Heritage Baptist Church.

Jim Richards stated that he went out to talk to the party that was still on the water line and this person has no problem with this amendment.

David Wright made the motion to approve the site plan amendment.
Jim Richards seconded.
VOTE U/A
APPROVED

b. Discussion of policy for extensions of site plan/subdivision plat approvals.

Bill Collins referred to the list of ten questions to consider when granting an extension. He said that he doesn't have a problem with first and second extensions but for the third extension the Board should be more judgemental.

Jim Jalbert stated that anyone wishing for a third extension should make a presentation including all the suggested points.

Jim Richards suggested a fee to cover the review time.

Bill Collins stated that in the case of a site plan, once the construction is commenced it doesn't expire. He stated that the 10 criteria would apply to people who have not started anything.

Lionel Martel stated concerns regarding 4th and 5th extensions and the ability of the Board to be consistent.

Jim Jalbert felt a lot of the work should be done on the part of the owner. If the letter of credit has to be changed to a higher amount, it should be done.

Mike McDonnell felt the 10 questions should be put into a format like the Change of Use.

Mr. Wright thought the questions would support the Board in their decision. He stated that this data sheet should be sent to everyone who has come in for an extension.

Jim Jalbert stated applicants for an extensions should address the ten questions in a formal presentation to the Board. He felt an informal presentation would be too vague.

Mike McDonnell stated these 10 criteria should be included in the Site Review and Subdivision Regulations.

Jim Jalbert made the motion that the Planning staff prepare regulations and a fee structure for extensions to place in the Subdivision Regulations for the Board's review.

Dan Markey seconded.

VOTE U/A

Other Business

Bill Collins stated that Tamposi would not be held up because of the Board's indecision.

Bill Collins stated that the owners and abutters of the industrial park have been notified and invited to hear a presentation at the Planning Board workshop being held on September 17, 1991.

Bill Collins stated that there were two changes he would like to see in the Zoning Ordinance and one to the Subdivision Regulations.

1. The CWD zoning be extended across the River to the River Street property.
2. The restaurant requirement of 60,000 sq. ft. in a B-3 zone be modified.
3. An amendment to the Subdivision Regulations regarding street requirements and sidewalks.

Dan Markey asked about the progress of the East/West Highway.

Discussion ensued.

Kathy Chalue stated her disapproval of the manner which Jim Jalbert addressed Thom Forbes regarding his resignation.

Jim Richards made the motion to adjourn.

David Wright seconded.

VOTE U/A

Meeting adjourned at 8:17 PM.