

DOVER PLANNING BOARD
MINUTES OF MEETING
OCTOBER 8, 1991

MEMBERS PRESENT: Joe Etelman, Jim Caliendo, Jim Richards,
Lionel Martel, Mike McDonnell, Jim Jalbert,
David Wright, Dan Markey, Kathy Chalue,
Patti Torr

OTHERS PRESENT: Bill Collins, Jacqueline Freeman -
Recording Secretary

Meeting called to order at 7:00 PM.

Dan Markey filled the empty chair on the Board.

ITEM #1 Approval of minutes

Jim Caliendo made the motion to approve the minutes.
Patti Torr seconded.

VOTE U/A

ITEM #2 Consideration of acceptance of an application for a
minor lot line adjustment of land owned by George
Demosthenes, Assessor's Map I, Lot 25C, zoned R-40,
located on Drew Road.

There was no one present to represent the application.

Bill Collins stated that George Demosthenes was the owner of
the right-of-way and owner of all four of the lots. He
said that the application appears to be complete.

Jim Caliendo made the motion to accept the application.
Joe Etelman seconded.

VOTE 8 - 1 David Wright opposed

Chief Bibber voiced his concerns regarding the right-of-way.
After receiving complaints he went to see the road and stated
that he could never get a pumper through. He stated that
after the spring thaw it would be impossible to get an
ambulance through. He stated his concerns about private
ways. He stated that he is adamantly opposed to any
subdivision until the roads are brought up to proper
standards. He asked that any decision be postponed until the
Board went out there to look at the road.

Frank Wentworth, 43 Back River Road, stated that the
residents on the right-of-way have to park their cars on his
land because the road is impassable. He stated that a
cruiser got stuck in the mud before getting to the first
house, fire apparatus cannot get through. He asked if the
City would wait for a casualty. He felt the Board should

have a site review and delay any action until then.

Atty. John Lyons represented Phil & Linda Dana and John and Elizabeth Uitts who live on lots C-3 and C-4. They are not in opposition to development or the improvement of the right-of-way. He stated that the right-of-way is not as it is shown on the plan prepared by Mr. Moore, it has been moved to the west. He stated that the applicant installed a culvert which is encroaching on his client's property. He said that the Board needs to look at the construction of the right-of-way, as no surveyor has laid down the lines. He feels that until the applicant complies with the conditions, this application should be tabled.

Mike McDonnell read a letter received from Chief Fenniman asking that the Board consider requiring that the right-of-way be improved significantly to allow easy and safe passage of emergency vehicles. He stated in his letter that the road is impassable most of the time.

Jim Jalbert asked if the Board has the jurisdiction to deny this as it is not a City road.

Bill Collins stated that in 1979 George Demosthenes created the first subdivision and retained ownership of the right-of-way. In 1985 he was denied approval of lots 1, 2, 3, 4. He had two private rights-of-way connected end to end. This went to court and the Planning Board was instructed to approve the subdivision with the condition that the road be upgraded to the 1985 standards. He stated that Mr. Demosthenes has put in the extension of that road but has not met the conditions of the first section of road. He feels it should be tabled.

Jim Jalbert stated that he thinks that not issuing a Building Permit is the tool that the City has.

Lionel Martel stated that the Board should review the conditions.

The conditions were:

1. Bring the road up to 1985 private drive standards.
2. State septic approval.
3. Special Exception from Zoning Board.
4. Clear brush on corner of Drew Road.
5. All conditions must be verified prior to receiving building permits.

Frank Wentworth felt that the person who buys the lot will be the one who can't get the Building Permit.

Bill Collins said the approval read that the conditions had to be met prior to getting a Building Permit. As far as the

subdivision goes, once it's approved it's there. He stated that there is a need to check into the safety issues.

Jim Jalbert stated that there is no ordinance which deals with safety issues on a private right-of-way.

Jim Jalbert made the motion to table this application for further review.

David Wright seconded.

VOTE U/A

Mike McDonnell scheduled a site walk of the property for October 9, 1991, at 5:00 PM, on Drew Road.

Lionel Martel asked that the conditions be brought along at the site walk.

ITEM 3a. Request from Robert J. Corsetti for a time extension on McCarty

Robert Corsetti stated he is coming in for an extension because of the economic times.

David Wright made the motion to extend the approval for one year.

Jim Richards seconded.

VOTE U/A

ITEM 3b. Review of proposed rules for time extensions to approved site plans/subdivision plats.

Bill Collins went over the amendments to the regulations.

Patti Torr made the motion to send the amendments to subdivision and site review regulations as written to a public hearing.

Jim Caliendo seconded.

VOTE 8 - 1 Jim Jalbert - opposed

Bill Collins stated that it would go to public hearing on the meeting after next which would be on November 12, 1991.

ITEM 3c Review and vote on Conceptual Plan for the Industrial Park at Spaulding Place (Sixth St.)

Bill Collins stated that Planning Department would like to have the plan voted on as the Master Plan for the industrial park. He stated that the zone should be expanded and pointed out the proposed expansions on the map.

David Wright stated that he has gotten good feedback from the public.

David Wright made the motion to approve the plan conceptually, put the roads on the official map of the City, and send the two zoning amendments to a public hearing.

Joe Etelman seconded.

VOTE U/A

ITEM #4 New Business

Discussion ensued regarding septic design approval before a lot could be sold.

Jim Jalbert made the motion to adjourn.

Joe Etelman seconded.

VOTE U/A

Meeting adjourned at 8:07 PM.