

DOVER PLANNING BOARD
MINUTES OF MEETING
OCTOBER 22, 1991

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

MEMBERS ABSENT: Jim Jalbert

OTHERS PRESENT: Bill Collins, Jacqueline Freeman -
Recording Secretary

Meeting brought to order at 7:03 PM

ITEM #1 Approval of Minutes

David Wright made the motion to approve the minutes.
Jim Caliendo seconded.
VOTE U/A

ITEM #2 Consideration of acceptance of an application for a
minor subdivision of land owned by Robert and
Therese Foster, Assessor's Ma L, Lot 89-I, zoned R-
20, located on Dover Point Road.

Robert Foster stated that he is subdividing his land for his
daughters.

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

Public meeting opened.

Doug Hooten, an abutter, stated that there is a pump house
and a swimming pool not depicted on the plan. A portion of
this pool is on his property and the electricity going to the
pool is from his house. He is afraid for his privacy because
of the trees cut down by the church and the Fosters.

Robert Foster stated that he did take down a few Pines but
has planted other trees to help with privacy. The pool is
2/3 on his land and 1/3 on Mr. Hooten's land. He feels the
pool could not be used again and should be left alone.

Public hearing closed.

Bill Collins stated that the new lots offer good flexibility
for locating a house. The potential right-of-way depicted on
the plan is for a street in the future.

Bill Collins stated that the Planning Department is

recommending approval of the subdivision with the condition that owner signature be added to the plan and Note 1 be corrected to show the lot number as 89-I and not 891. He stated that a third condition could be added stating that the pool and outbuildings be added to the plan.

Mr. Foster agreed to all the conditions.

Jim Caliendo made the motion to approve with the following conditions:

1. Owner signature on the plan.
2. Note 1 be corrected to show the lot number as 89-I not 891.
3. Pool and outbuildings be depicted on the plan.

David Wright seconded.

VOTE U/A

APPROVED - with conditions.

ITEM #3 Consideration of acceptance of an application for a minor lot line adjustment of land owned by Louise Sweatt, Assessor's Map I, Sheet 2, Lot I-6, zoned RM-12, located on Back River Road.

Arthur Sweatt stated that the property stakes had to be moved because the house was shifted.

David Wright made the motion to accept the application.

Kathy Chalue seconded.

VOTE U/A

Public hearing opened.

No comments.

Public hearing closed.

David Wright made the motion to approve.

Patty Torr seconded.

VOTE U/A

APPROVED

ITEM #4 Consideration of acceptance of an application for a site review of land owned by the Hillhaven Corporation, Assessor's Map D, Lots 80 and 80-1, zoned RM-8 and B-3, located on Plaza Drive.

Craig Rawley, represented Hillhaven Corp. He said they have been in Dover since 1969. He stated that they were certified recently for head trauma. Head trauma patients are younger, usually in their twenties. These patients would come to Dover House Healthcare for rehabilitation to prepare them to move back into the community.

Mike McDonnell stated that they recently received a variance

from the Zoning Board of Adjustment.

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

Public hearing opened.
No comments.
Public hearing closed.

Bill Collins stated that the Planning Department is recommending approval with several conditions which he listed.

David Wright made the motion to approve the site plan with the following conditions:

1. The property corner monument be shown to be installed at the southeast corner of the property.
2. De-icers shall not be used on the parking lot.
3. A maintenance contract be submitted proposing the schedule for maintaining the oil and gas separators in the parking lot, and replacing the absorbent socks that are to be installed in the catch basins.
4. A monitoring well be installed adjacent to the storm water retention pond.
5. A slope easement be granted for the construction of the sidewalk along Plaza Drive. The sidewalk would be constructed by the developers of the adjoining townhouse project.
6. Water gate valves must open counterclockwise.
7. A plan be submitted, describing the strategy for providing maintenance of the catch basins and full compliance with the groundwater protection program of the City. This plan shall be in effect as long as the building is occupied and will be added to the file of this approval.

Also, grant a waiver of the five (5) foot pavement setback adjacent to the turnpike property.

Kathy Chalue seconded.
VOTE U/A
GRANTED - With Conditions

ITEM #5 Public hearing on four proposed amendments to the Zoning Ordinance.

Mike McDonnell stated that the items will be taken up one at a time.

Open public hearing on #1 To reduce the dimensional requirements for "Eating and Drinking Establishments" in the B-3 zones.

Terrence Dunn, 15 Lincoln Drive, stated that he owns a property at 54 Old Rochester Road and wanted to know how this would affect him and if this change was initiated by the staff or an external source.

Bill Collins stated that several restauranteurs have come to the Planning Department and he could never explain why the footnote for restaurants had higher standards than every other use in that zone except gas stations. He stated that this amendment was initiated by the staff.

Roger Boise, Roger's Pizza, asked if there are any restaurants being proposed on Miracle Mile.

Mrs. Boise asked if this amendment is being done because of favoritism.

Bill Collins stated that he can see no reason for the footnote and it may have been put in years ago to keep somebody out. He reiterated that this amendment was initiated by staff and is not being proposed for any particular restaurant.

Mike McDonnell stated that eliminating the footnote may help stimulate the economy.

David Wright stated that we should try to make Dover more competitive.

Close public hearing on #1.

Open public hearing on #2 - To allow "Churches" in the Office and B-2 zones.

Bill Collins stated that the Planning Department received a petition by a church on Central Avenue seeking to expand. He stated that churches are a non-conforming use in those zones.

Bill Carswell, 98 Silver St., stated that he is close to the church in question and feels it would change the quality of the neighborhood and would have a negative impact on the area. He stated that if churches want to expand, they should move out of the downtown area. He is opposed to this amendment. He stated that St. Mary's School expanded and school busses and parking cause a very dangerous situation.

Close public hearing on #2.

Open public hearing on Item #3 - To allow "Clinics" in the B-2 zones.

Bill Collins stated that from staff review, a Doctor's Office and a Clinic is very similar and it's hard to make a distinction.

No discussion.
Close public hearing on #3.

Open public hearing on Item #4 - To allow "Child Care Facilities" in the ETP zone.

Bill Collins stated that the omission of Child Care Facilities was an oversight when the ETP zone was formed.

Close public hearing.

David Wright made the motion to adopt the following changes:

1. Restaurants
2. Clinics
3. Child Care Facilities

Jim Caliendo seconded.

VOTE U/A

ADOPTED - Restaurants, Clinics, Child Care Facilities

Jim Caliendo made the motion to table the amendment on churches to the next meeting.

David Wright seconded.

VOTE U/A

TABLED - Churches

ITEM #6 Old Business - Extension by Tamposi on Plaza Drive.

Dave Callaghan represented Mr. Tamposi. He gave an overview of extensions already received, money Mr. Tamposi has already paid to the City and the effect of the economic crisis in New England and on this project.

Jim Richards made the motion to approve the one-year extension to November 1, 1992.

David Wright seconded.

VOTE U/A

Mr. Callaghan, when asked, stated that the new set of questions for extensions give a developer a sense of what he has to do and he does not feel they are excessive.

ITEM #7 New Business

MRDC time schedule for road improvements on Mast Road.

Bill Collins stated the Consortium is suggesting to divide the road project, Links A and B to be done immediately and C in the spring. He stated that he has obtained all 6 letters

of credit in the amount of approximately \$400,000. The MRDC has a contract with Midway for all the links. Midway would have to work into December to finish Link C and couldn't bring it to a sufficient closure before winter.

David Wright stated good will is lacking on the MRDC's part and they should get as much work done as possible this year. He stated that the last couple of Decembers have been very mild and they ought to try to make a good-faith effort. He is opposed to the extension.

Jim Richards is opposed to the extension.

The consensus of the Board was - no extension - have them go ahead with Links A, B & C and put into motion the waiver of the December 15th deadline.

Jim Caliendo - abstained

Kathy Chalue made the motion to adjourn.

David Wright seconded.

VOTE U/A

Meeting adjourned at 8:35 PM.