

* DOVER PLANNING BOARD
MINUTES OF MEETING
NOVEMBER 12, 1991

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

MEMBERS ABSENT: Jim Caliendo

OTHERS PRESENT: Bill Collins, Jacqueline Freeman -
Recording Secretary

Meeting brought to order at 7:03 PM.

Mike McDonnell introduced Ron Cole, a new Planning Board
alternate.

Kathy Chalue did not sit on the Board this evening.

ITEM #1: Approval of minutes of October 22, 1991.

David Wright made the motion to approve the minutes.
Lee Martel seconded.

VOTE U/A

Mike McDonnell stated that ITEM #4 a. Discussion of the 1992
CIP, would not take place this evening.

ITEM #2: Public hearing on identical amendments to Chapter
149, Site Review Regulations and Chapter 155,
Subdivision of Land, that pertain to extensions of
subdivision and site plan approvals.

Public Hearing Opened
No comments
Public Hearing Closed

David Wright made the motion to approve the amendments.
Joe Etelman seconded.

Jim Richards stated that he has a problem with Question #4 -
What is the likelihood of the project being built? He felt
that if the applicant has a viable plan, it shouldn't be
necessary to discuss the likelihood of the project being
built.

Bill Collins stated that it is not a major point, it's just a
point that the Planning Board has to consider.

Jim Jalbert stated that the question is not specific enough
and is not something the Planning Board should be deciding.

Jim Jalbert made a motion to amend the amendment by deleting - Section C 4. What is the likelihood of the project being built? - in both Chapter 149 and Chapter 155.
Jim Richards seconded.
VOTE U/A

Mike McDonnell asked if the Board was ready to vote on approving the amendments with the deletion of C-4.
VOTE U/A

ITEM #3: Old Business

- a. Proposed amendment to Zoning Ordinance to allow "Churches" in the Office and B-2 zones.

Rosie Walker Boise spoke for the 1st Congregational Church. She stated that they were in the process of adding real estate to their church. The acquisition is in the works but it is not definite. She stated that one area would become a parking lot. They lost some parking spaces when St. Mary's added a gym in a parking area they were using. She stated that the Dover Food Pantry is housed in the church, the Boy Scouts and many other organizations use the facilities. She introduced Lloyd Jordan, and Mr. McDowel to help answer any questions the Board may have. They are concerned that should something major happen to the church, they would have to come before the Zoning Board because it is not an allowed use.

Bill Collins stated that the Planning Department supports Churches in Office and B-2 Zones. He stated that they are more compatible in downtown neighborhoods than in single family zones as they have activities seven days a week.

Jim Richards stated that he did not have a problem with this.

Jim Richards made the motion to approve this amendment and send it to the Council.
David Wright Seconded.
VOTE 8 - 1 Joe Etelman abstained

ITEM #4: New Business

Bill Collins spoke on the Pease Development Authority zoning proposal and the concerns that he has. He felt they could be a very competitive force with Dover economic development and unfair competition could occur. He stated he would very much like to see the Planning Board make some kind of a statement, such as the Mayor's letter to the PDA, dated September 12, 1990, at the December 5th PDA meeting.

Dan Markey was in favor of the PDA zoning proposal. He felt it would be a good idea to streamline the process for a short period of time.

Jim Jalbert said that legislation created the PDA. It should run on its own and he doesn't oppose it. When it comes to a major player, such as Deutsche Airbus, he would hate to see them have to go through all the different boards. He stated that there should be no competition with Dover as the price difference in the land is five times the cost of Dover's.

David Wright shares Bill's concerns.

Joe Etelman said that we should have some control to make sure that Dover gets something out of it, jobs, etc.

Jim Jalbert left the Planning meeting because of another commitment.

Patti Torr felt that the Planning Board should have a speaker at the PDA meeting on December 5th.

Mike McDonnell stated that the Planning Board and City Council should have a united position. He suggested that Bill put something together that the Board could endorse.

David Wright stated that he would like to go to the Council and come back with a consensus at the next Planning Board meeting.

Bill Collins gave a report on the MRDC. He stated that after the completion of the drainage work, all activity will cease until Spring.

ITEM #5 Adjournment

David Wright made the motion to adjourn.

Jim Richards seconded.

VOTE U/A

Meeting adjourned at 8:10