

DOVER PLANNING BOARD
MINUTES OF MEETING
DECEMBER 10, 1991

MEMBERS PRESENT: Mike McDonnell, Jim Richards, Lionel Martel,
Patti Torr, Jim Caliendo, Joe Etelman, Dan
Markey, Ron Cole

ALSO PRESENT: Steve Stancel, Bill Collins, Jacqueline
Freeman - Recording Secretary

Meeting Called to order at 7:00.

ITEM #1: Approval of minutes of November 26, 1991.

Mike McDonnell stated that the names of the opposing abutters
of Mast Road Sand & Gravel, who sent in letters should be
listed in the minutes. Also, on the vote for the approval of
the minutes, (Page 3) the abstention should be Kathy Chalue
and not Lionel Martel.

Jim Caliendo stepped down.
Ron Cole took a seat on the Board.

Lionel Martel made the motion to approve the minutes as
amended.
Dan Markey seconded.

VOTE U/A 3 Abstentions - Jim Richards
Patti Torr
Dan Markey

Jim Caliendo resumed his seat on the Board.

ITEM #2: Consideration of acceptance of an application for a
minor subdivision of land owned by John Carrol,
Assessor's Map 10, Lot 17, zoned R-12, located on
Highland Street.

Bruce Pohopek represented the case. He stated that it is a 2
lot subdivision, located on the south side of Highland St.
There is an existing structure on the original parcel and
they are proposing a new lot east of the existing structure.

Dan Markey made the motion to accept the application.
Jim Caliendo seconded.
VOTE U/A

Public Hearing Opened
No comment
Public Hearing Closed

Jim Richards made the motion to approve.

Jim Caliendo seconded.
VOTE U/A

ITEM #3: Consideration of acceptance of an application for a minor subdivision of land owned by Paul and Patricia Roux, Assessor's Map M, Lot 30, zoned R-12, located on Old Colony Road.

Paul Roux stated that he is subdividing so his son can build on the lot.

Jim Caliendo made the motion to accept.
Dan Markey seconded.
VOTE U/A

Public Hearing Opened
No Comment
Public Hearing Closed

Jim Caliendo made the motion to approve.
Patti Torr seconded.
VOTE U/A

ITEM #4: a. Discussion and vote on Mast Road Sand & Gravel, Assessor's Map I, Lots 47 & 49, located on Mast Road.

Lionel Martel stepped down.
Ron Cole was seated.

Lionel Martel represented the application. He stated that the 30 foot jog of land that Mr. Fanaras was concerned about only seemed to appear on the City Tax Maps.

Steve Stancel read the conditions that the Planning Department feels should go along with the approval.

Bill Collins stated that on #3, the delineation of the property line would be to flag the line so it can be checked more easily for casual inspections.

Lionel Martel stated that the gates will be opened at 6:30 to avoid trucks idling on Spruce Lane.

Jim Richards stated that it should be added as condition Number 7.

Jim Richards made the motion to approve the application for an extraction permit with the following conditions:

1. Hours of operation shall be from 7:00 AM to 5:00 PM Monday thru Friday and 8:00 AM to 1:00 PM on Saturdays.
2. The paved road entrance shall be cleaned and maintained

so as to not allow the accumulation of sand and dust on the surface.

3. The fifty-foot (50 ft.) property line setback from disapproving abutters shall be delineated and marked so as to provide ease in visual monitoring.
4. The brush located along the Cormier Lot (Map I, Lot 48L) shall be removed.
5. No offsite fuels, lubricants or other toxic or polluting materials shall be stored onsite without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Department.
6. It should also be recognized that the following abutters have given notice that they are disapproving and therefore request a fifty foot setback from property lines:
 1. Harlan Chadwick (I-50)
 2. Harlan Chadwick, Susan Brown, Nancy Roberge, Phil Chadwick, James Davis (I-50A)
 3. Michael Cormier (I-48L)
 4. Rudolph Fanaras (I-48B)
7. The gates shall be open at 6:30 AM to avoid the trucks idling outside the gates on Spruce Lane.

Joe Etelman seconded.
VOTE U/A

ITEM #5: a. Request for a one year extension by Hannaford Brothers, located on Knox Marsh Road.

Ron Cole, Mike McDonnell and Lionel Martel stepped down at this point.

Patti Torr took the Chair.

Malcolm McNeill represented Hannaford Brothers. He gave a history of the project and the suit filed in Superior Court which was found in favor of the City and the developer. He stated it was appealed and will be heard in January, 1992 in Supreme Court. He stated that it would not be prudent to start the project until the decision is in, therefore, the request for the one year extension. Atty. McNeill stated that the rezoning of the 50 acres was found by the Judge to be a stated goal of the City's Master Plan. The surrounding conditions of the proposed development have not changed. He stated that he believes that the project is in compliance with all known local, state and federal regulations, ordinances and statues.

Bill Collins stated that he wanted the records to show that the following members of the Board stepped down on the

Hannaford Brothers request for an extension:

Ron Cole
Lionel Martel
Mike McDonnell

The members of the Board sitting on this request were:

Jim Richards
Patti Torr
Dan Markey
Jim Caliendo
Joe Etleman

Jim Caliendo made the motion to approve the request for a one year extension to February 26, 1993, which is one year from the prior approval.

Jim Richards seconded.

VOTE U/A

Mike McDonnell resumed the Chair.

Lionel Martel resumed his seat.

Ron Cole did not resume his seat.

Ron Cole stated that he would like to commend Mike McDonnell and Bill Collins for the letter which was read at the Pease Development Authority meeting on December 5th.

Jim Caliendo stated congratulatory letters should be sent to Kathy Chalue and Patti Torr.

Mike McDonnell asked for a consensus of the Board.

VOTE U/A

Jim Caliendo made the motion to adjourn.

Patti Torr seconded.

VOTE U/A

Meeting adjourned at 7:45 PM.