

MEETING MINUTES  
DOVER PLANNING BOARD  
JANUARY 9, 1990

MEMBERS PRESENT: Harold Preston, Mike McDonnell, Tom Forbes,  
Jim Caliendo, Joe Etelman, Jim Jalbert,  
Pete Bouchard, Richard Lak, Lionel Martel

MEMBERS ABSENT: None

OTHERS PRESENT: Bill Collins, Steve Stancel, Bruce Woodruff  
Joanna Childs - Recording Secretary

Meeting called to order at 7:07 PM.

ITEM #1: Approval of minutes

Tom Forbes motioned to approve.

Mike McDonnell seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a  
minor lot line adjustment of land owned by Bruce  
Pohopek, Assessor's Map E, Lots 60 and 60A, zoned  
R-20, located on Tolend and Upper Factory Roads.

Bruce Pohopek represented the application.

Mike McDonnell motioned to accept the application.

Jim Caliendo seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Jim Caliendo motioned to approve.

Mike McDonnell seconded.

VOTE U/A

ITEM #3: Public hearing on the proposed rezoning of area on  
Tax Map H, Lots 32, 32A-2, 32A-1, 33, 33A, 33B,  
33C, 33D, 33E, 34 and 35 from R-20 Single Family to  
B-4 Hotel/Retail Commercial.

Jim Jalbert abstained from speaking or participating in regard to the rezoning due to a conflict of interest.

Public hearing opened.

George Lowell - 12 Bellamy Road - stated that he was against the rezoning.

Pat Murry - stated that he was in favor of the rezoning for the future of Dover. He felt it was a step towards reducing the tax base.

Anthony Sadarski - Hartswood Road - stated that the economy is at a low point at this time. Where will the businesses go? He was against the rezoning.

Wally Johnson, Jr. - stated that the traffic has increased over the years, but feels that it will not increase any more, and believes that it is in the best interest of the City to rezone this area.

Jim O'Donnell - Richardson Drive - stated that he was against the rezoning.

Ward Sheridan - Fairfield Drive - stated that he was against the rezoning.

David Richardson - Sunset Drive - stated that Bellamy Road is dangerous, and that he was against the rezoning.

Nancy Sousane - 30 Littleworth Road - stated that she was against the rezoning. She felt that it was spot zoning and that she does have a petition signed by 20% of the residents that will be presented to the City Council.

Bob Long - Chamber of Commerce - stated that this was an appropriate place for a commercial zone. Commercial and industrial growth is needed for stabilization of the tax base. He stated that the Chamber of Commerce fully endorses the proposal for rezoning.

Bill Hoginski - 31 Westwood Circle - agreed with changing the intersection, but felt that the intersection needed to be completed first before a rezoning is considered.

Carl Hoffman - 8 Central Avenue - Agreed with the rezoning. He felt that the City needed the shopping services and that by having this area zoned that way, it will take the pressure off of the inner City traffic.

Charlie Chandler - 14 Bellamy Road - stated that he was against the rezoning until the traffic problem is changed.

Ron Weeden - 21 Bellamy Road - agrees with industrial growth

and traffic - feels that the traffic will be enhanced even further with the rezoning - something needs to be done.

Bill Hill - Knox Marsh Road - stated that he was against the rezoning.

Larry Hartdorn - Cataract Avenue - stated that he was against the rezoning. He also wanted to know why an area so close to the high school was chosen.

Peter Harvey - 26 Westwood Circle - stated that he was against the rezoning.

Diane Stowell - 5 Old Littleworth Road - stated that she was against the rezoning. She felt that something needed to be done to the roads (9 & 155) and the intersection before any rezoning was considered.

Jack Story - City Councilor At-Large - stated that he was in favor of the rezoning.

Elta Hartdorn - Questioned if there had been any development on Sixth Street since it had been rezoned.

Harold Preston replied that there are two applications before the Planning Board at this time for office uses on Sixth Street and County Farm Road.

Bill Dube - stated that he was in favor of the proposal.

Dennis Quinlin - stated that he was opposed to the rezoning.

Shirley Hamilton - stated that she was opposed to rezoning.

Arthur Mitchell - Bellamy Road - stated that the rezoning will create a demand on the city services, i.e. low paying jobs, water and sewer services.

Nick Skaltsis stated that he felt that the Board needed to make a decision on whether they are going to rezone this area or not, instead of bringing these people back from year to year.

Public hearing closed.

**ITEM #4: Old Business**

**(a) Discussion of Spur Road Condominiums**

Kristen Schwab of Kimball Chase represented the application.

Tom Forbes stated that the applicant was seeking conditional approval for the project, but felt that the water and sewer needed to be addressed first before any type of approval.

Tom Forbes motioned to remove this item from being tabled.

Pete Bouchard seconded.

VOTE U/A

Jim Jalbert motioned to deny the application based on the following:

1. The City Attorney has issued a legal opinion dated December 22, 1989, stating that the access, utility and sewer easements claimed by Hawthorne Trust are invalid and have been lost by the foreclosure by the bank.
2. Without these valid easements, the applicant does not have access to utilities for the entire project nor vehicular access to the fourteen (14) units located in the rear of the property.
3. In addition, the project located on the abutting parcel is not likely to be completed at this time. This leaves the sewer pump station which is needed for both projects in jeopardy and unavailable for access by Spur Road Condominiums.

Tom Forbes seconded.

VOTE U/A

**ITEM #5: New Business**

**(a) Election of Chairman and Vice Chairman for 1990.**

Joe Etelman motioned to keep Harold Preston as Chairman.

Mike McDonnell seconded.

Pete Bouchard motioned to elect Tom Forbes as Vice Chairman.

Mike McDonnell seconded.

Mike McDonnell motioned to close the nominations.

Jim Caliendo seconded.

VOTE U/A

Vote on Chairman U/A

Vote on Vice Chairman U/A

ITEM #6: Adjourn

Mike McDonnell motioned to adjourn.

Joe Etelman seconded.

VOTE U/A

Meeting adjourned at 9:30 PM