

MEETING MINUTES
DOVER PLANNING BOARD
JANUARY 23, 1990

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

MEMBERS ABSENT: Richard Lak

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

Meeting called to order at 7:10 PM

ITEM #1: Approval of minutes

Mike McDonnell motioned to approve.

Jim Caliendo seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a
site review of land owned by County Farm Road
Association, Assessor's Map E, Lot 32-4, zoned ETP,
located on Sixth Street.

John Rumbler - Interface Architects - represented the
application.

Kevin McEneaney stated that the applicant was seeking
preliminary approval at this time.

Jim Caliendo motioned to accept the application.

Joe Etelman seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Bill Collins stated that there would be two issues with this
proposal. The first being the extension of the sewer line
(1800 ft.) and the second being the upgrade of the water line
(8" - 12").

Bill Shaheen stated that he would try to accommodate with the City to get the sewer up to the project.

Bill Collins stated that the extension of the line from Indian Brook to this project will be a tremendous benefit to the City.

Jim Caliendo motioned for preliminary approval subject to the following:

1. Finalization of both the water and sewer issues;
2. Compliance with the Engineering Comments and off-site improvements, the applicant must come back before the Planning Board for final approval.

It was also noted that the Planning Board is not bound by these two conditions when final approval is determined, additional comments can be added.

Jim Jalbert seconded.

Tom Forbes questioned what timetable is planned on phasing and infrastructure?

Jim Jalbert stated that specific time limitations cannot be determined.

Bill Collins stated that in terms of phasing, we are not concerned with the buildings, but with the roads and detention ponds.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a subdivision of land owned by Dennis Zibolis and Edward Frateschi, Assessor's Map D, Lot 13, zoned I-4, located on Sixth Street.

Paul Connolly represented the application.

Jim Caliendo motioned to accept the application.

Mike McDonnell seconded.

VOTE U/A

Public hearing opened.

Tim Haley - had concerns with the site regarding the water, and if the woodland road could be fenced off since people were going in and dumping trash.

Paul Connolly stated that the curb for that lot would be

where the road is.

Phil Conway - Sixth Street - stated that he had concerns with the wetlands and was concerned about the culvert under Sixth Street. He was also concerned about the turning the intersection of County Farm Road into a 4-way. Concerned with the traffic safety. He felt that accidents would be increased.

Ron Weeden asked what the setbacks would be from residential properties.

Paul Connolly stated that it would be 150' from Mr. Haley's structure.

Public hearing closed.

Bill Collins stated that the applicant is yet to get Engineering comments, and there are a few details with the Planning Department. The Sewer Dept. tabled the acceptance of the sewer pump station until the water and sewer issues are finalized with Sixth Street Associates.

Tom Forbes motioned for preliminary approval subject to the following:

1. Agreements and finalization of the plans, including: Sewer Commission decision, Engineering and Planning Comments, State Permits, and any other comments by final approval.

It was also noted that the Planning Board is not bound by these comments. When final approval is determined, additional comments can be added.

Jim Caliendo seconded.

VOTE U/A

ITEM #4A Public hearing and consideration of a request for an extraction permit by Dover Sand and Gravel, Inc. (Applicant: J.B. T. Trust), Assessor's Map I, Lots 47 and 49, located on Mast and Back River Road.

Tim Pybus represented the application.

Public hearing opened.

Jay Stephens - 33 Spruce Lane - stated that he was opposed to the granting of the permit as presented.

Mike Connor - concerned with the way the gravel is being taken out. There are a numerous stumps pushed against the banking.

Tim Pybus stated that the stumps would be cleared during reclamation.

Public hearing closed.

Harold Preston stated that Bill Collins, Pete Bouchard and himself would be going out and inspecting the gravel pits, and that a decision would be made at the next meeting.

ITEM 4B: Public hearing and consideration of a request for an extraction permit by Dowaliby Trucking, Assessor's Map H, Lot 56, located on Bellamy and Mast Road.

Public hearing opened.

No comment.

Public hearing closed.

This was tabled until the next meeting.

ITEM 4C Public hearing and consideration of a request for an extraction permit by Mast Road Sand & Gravel, Assessor's Map H, Lots 53 and 54, located on Mast Road.

Paul Martel represented the application.

Public hearing opened.

No comment.

Public hearing closed.

This item was tabled until the next meeting.

ITEM 4D Public hearing and consideration of a request for an extraction permit by Brox Paving Materials, Inc., Assessor's Map C, Lots 12A and 13, located on Glen Hill Road.

David Cluff represented the application.

Public hearing opened.

No comment.

Public hearing closed.

This item was tabled until the next meeting.

ITEM 4E Public hearing and consideration of a request for an extraction permit by Grifco (Applicant: James P. Griffin), Assessor's Map H, Lots 60 and 62, located on Mast Road.

Paul Griffin represented the application.

Public hearing opened.

No comment.

Public hearing closed.

This item was tabled until the next meeting.

ITEM #5: Old Business

Bill Collins stated that there will be a workshop on January 30, 1990 to discuss the proposed Zoning changes.

ITEM #6: New Business

(a) Underwood Enterprises request for a time extension.

Jim Jalbert motioned to extend the time limit subject to receipt of condominium documents by March 1, 1990.

Pete Bouchard seconded.

VOTE 7-1 Tom Forbes opposed.

(b) Request for a waiver of parking requirement setback by Dan Gabriel, located on Central Avenue.

Paul Connolly represented the request.

Public hearing opened.

No comment.

Public hearing closed.

Pete Bouchard motioned to grant the waiver.

Tom Forbes seconded.

VOTE U/A

ITEM #7: Adjourn

Jim Caliendo motioned to adjourn.

Barry Maddix seconded.

VOTE U/A

Meeting adjourned at 9:15 PM