

MEETING MINUTES
DOVER PLANNING BOARD
FEBRUARY 13, 1990

MEMBERS PRESENT: Harold Preston, Mike McDonnell, Tom Forbes,
Jim Caliendo, Joe Etelman, Lionel Martel,
Pete Bouchard, Barry Maddix arrived 7:15

MEMBERS ABSENT: Jim Jalbert

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

Meeting called to order at 7:05 PM.

Item #1: Approval of minutes

Jim Caliendo motioned to approve the minutes

Mike McDonnell seconded.

VOTE U/A

**ITEM #2: Consideration of acceptance of an application for a
minor lot line adjustment of land owned by Edward
Millman, Assessor's Map N, Lot 14 and 14N, zoned
RM-12, located on Fairway Drive.**

Rohe Pennington represented the application.

Jim Caliendo motioned to accept the application.

Mike McDonnell seconded.

VOTE U/A

Public hearing opened

No comment.

Public hearing closed.

Jim Caliendo motioned to approve.

Joe Etelman seconded.

VOTE U/A

**ITEM #3: Consideration of acceptance of an application for a
minor lot line adjustment of land owned by Owen
Bryson and Michael Rosholt, Assessor's Map C, lots
50, 50A and 50D, zoned R-40, located on Watson
Road.**

Harold Preston stepped down on this application. Vice Chairman Forbes took his chair.

Mike Rosholt represented the application.

Mike McDonnell motioned to accept the application.

Jim Caliendo seconded.

VOTE U/A

Public hearing opened.

Steve Stancel questioned if the private drive would be transferred to Bryson.

Mike Rosholt replied no.

Steve Stancel stated that it would become a non-conforming lot then.

Public hearing closed.

Pete Bouchard motioned to approve with the following condition:

1. That the plan show the conveyance of the right-of-way to Bryson, prior to the Chairman signing the plan.

Joe Etelman seconded.

VOTE U/A

Harold Preston resumed his chair.

ITEM #4: Consideration of acceptance of an application for a minor subdivision of land owned by Margaret Buckingham, Assessor's Map A, Lot 18B, zoned R-12, located on Long Hill and Varney Roads. (3 lots)

Kevin McEneaney represented the application.

Tom Forbes motioned to accept.

Lionel Martel seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Tom Forbes motioned to approve with the following condition:

1. State subdivision approval must be presented before the Chairman will sign the plan.

Joe Etelman seconded.

VOTE U/A

ITEM #5: Consideration of acceptance of an application for an amended site plan of land owned by Philip Jennison, Assessor's Map E, Lots 42 and 44, zoned R-40, located on Tolend Road.

Tom Forbes stepped down on this application as he is an abutter.

Paul Connolly represented the application.

Pete Bouchard asked how the letter of credit will cover these?

Bill Collins replied that we would require a letter of credit the same as was done with Cobble Hill, so that it will cover the whole project.

Phil Jennison stated that he has to file a bond with the Attorney General in order to receive approval for over 15 lots, the bond will cover all of the units and improvements and that he planned to do the same with the City.

Mike McDonnell motioned to accept the application.

Joe Etelman seconded.

VOTE U/A

Public hearing opened.

Barry Carr - Tolend Road - had three questions.

1. He's noticed a change in the drainage - what time frame until the drainage ditches and road will be completed.
2. There has been blasting - are all the permits in place?
3. The existing house is to be removed, what time frame before that happens.

Pete Bouchard stated that all the requirements for blasting

were in place.

Steve Stancel stated that for the lot lines around the units, all the meets and bounds need to be shown.

Philip Jennison replied to Barry Carr's questions. He stated that around the 1st of April for the removal of the house and the installation of the drainage ditch.

Barry Carr then asked that with the time frame for removal of the house, if it is not completed, will the ADS be null and void.

Bill Collins replied that it wouldn't but a Certificate of Occupancy would not be granted until the house is removed.

Bruce Woodruff stated that all references to "condominiums" need to be deleted from the plan.

Public hearing closed.

Jim Caliendo motioned to approve with the following conditions:

1. The water and drainage problems must be remedied;
2. The conservation easement must be in place;
3. A letter of credit must be posted; and
4. There will be no vegetative barriers or fences around the properties.

Mike McDonnell seconded.

VOTE U/A

Tom Forbes resumed his chair.

ITEM #6: Old Business

- (a) Discussion and vote on Rte. 9/155 proposal

Pete Bouchard stated that there was a proposal by Senator Torr to get more money for this project, correct?

Bill Collins replied yes. He further stated that the State projects this redevelopment of the intersection for the construction season of 1991. Estimated traffic is at about 12,500 per day now and in 10 years the estimate is 25,000 per day. Rezoning of this area will assume the highest maximum density of retail use for this land. The intersection has been rated at a Level of Service C (LOS C, describes a stable condition of traffic operation. It has a somewhat restricted

movement due to higher traffic volumes, but flow conditions are not objectionable for motorists).

Tom Forbes stated that he was in favor of the rezoning, but that he does have some reservations about traffic problems with the redevelopment of 9/155.

Jim Caliendo stated that he had raised the question to DOT to take into consideration what will be lost with this intersection.

Mike McDonnell stated that the City needs this rezoning, but the timing is everything. He stated he was concerned with the intersection where will the vehicles go?

Lionel Martel questioned if the area was rezoned industrial rather than commercial, would it change the area dramatically?

Bill Collins replied that when you have industrial next to commercial, it changes the traffic flow due to peak hours of business.

Tom Forbes motioned to table this proposal.

Joe Etelman seconded.

VOTE 6-1 Pete Bouchard against.

(b) Discussion and vote on extraction permits.

This item was tabled.

(c) Discussion of County Farm Road Association site plan located on Sixth Street.

This item was tabled.

(d) Discussion of Zibolis/Frateschi subdivision located on Sixth Street.

Paul Connolly updated the Board on the progress of the subdivision.

ITEM #7: New Business

(a) Zoning Changes

Steve Stancel discussed the proposed Zoning Changes.

These will be brought up for discussion at the February 27, 1990 meeting.

ITEM #8: Adjourn

Jim Caliendo motioned to adjourn.

Joe Etelman seconded.

VOTE U/A

Meeting adjourned at 8:30 PM.