

MEETING MINUTES  
DOVER PLANNING BOARD  
MARCH 13, 1990

MEMBERS PRESENT: Harold Preston, Patty Torr, Mike McDonnell, Pete Bouchard, Lionel Martel, Jack Middleton, Tom Forbes, Dan Markey, Kathy Wentworth, Barry Maddix, Mike Hoffman, Joe Etelman arrived 7:20

OTHERS PRESENT: Bill Collins, Steve Stancel

Meeting called to order at 7:04 PM

Barry Maddix sat in for Jim Caliendo

ITEM #1: Approval of minutes

Patti Torr motioned to approve

Mike McDonnell seconded.

VOTE U/A

ITEM #2: Old Business

(a) Discussion and vote on Extraction Permits.

(1) Dover Sand & Gravel

Barry Maddix stated that the concerns of the local residents needed to be addressed. (i.e. hours of operation and noise)

Mike McDonnell motioned to approve with the following conditions:

1. Future applications shall include 18 copies of excavation and reclamation plans drawn to a scale of no less than one inch equals one hundred feet and conforming to all provisions as outlined in Article VIII, entitled Extraction Industries, Chapter 170, Zoning.
2. No offsite materials fuels, lubricants, or other toxic or polluting materials shall be stored on-site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
3. Hours of operation shall be between 7:00 am to 5:00 pm - Monday through Friday, and 8:00 am to 1:00 pm on Saturdays.

Barry Maddix seconded.

VOTE U/A

(2) Dowaliby Trucking

Patti Torr motioned to approve with the following conditions:

1. Future applications shall include 18 copies of excavation and reclamation plans drawn to a scale of no less than one inch equals one hundred feet and conforming to all provisions as outlined in Article VIII, entitled Extraction Industries, Chapter 170, Zoning.
2. No offsite materials fuels, lubricants, or other toxic or polluting materials shall be stored on-site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
3. The applicant must obtain permission to pass over City property.
4. Proof of continuance of the existing Surety Bond which expires on April 30, 1990.

Barry Maddix seconded.

VOTE U/A

(3) Mast Road Sand & Gravel

Mike McDonnell motioned to approve with the following conditions:

1. Future applications shall include 18 copies of excavation and reclamation plans drawn to a scale of no less than one inch equals one hundred feet and conforming to all provisions as outlined in Article VIII, entitled Extraction Industries, Chapter 170, Zoning.
2. No offsite materials fuels, lubricants, or other toxic or polluting materials shall be stored on-site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.

Patti Torr seconded.

VOTE U/A

(4) Brox Paving

Patti Torr motioned to approve with the following conditions:

1. Future applications shall include 18 copies of excavation and reclamation plans drawn to a scale of no less than one inch equals one hundred feet and conforming to all provisions as outlined in Article VIII, entitled Extraction Industries, Chapter 170, Zoning.
2. No offsite materials fuels, lubricants, or other toxic or polluting materials shall be stored on-site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.

Mike McDonnell seconded.

VOTE U/A

(5) Grifco

Patti Torr motioned to approve with the following conditions:

1. Future applications shall include 18 copies of excavation and reclamation plans drawn to a scale of no less than one inch equals one hundred feet and conforming to all provisions as outlined in Article VIII, entitled Extraction Industries, Chapter 170, Zoning.
2. No offsite materials fuels, lubricants, or other toxic or polluting materials shall be stored on-site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
3. Proof on continuance of existing Surety Bond which expires on April 23, 1990.
4. The clay relocated on lot must be tested to verify that there is no contamination of VOC's (Volatile Organic Contaminants), if it is not removed this year.

Barry Maddix seconded.

VOTE U/A

(b) Discussion of Fair Share Ordinance

Bill Collins stated that there were two changes to the ordinance. The first being that the roads and intersection section be eliminated, and the second being a 50% discount of Urban Core Development. The change was a direct reaction to the concerns that were expressed in the public hearing and workshops.

Barry Maddix expressed concern over the deterrent factor of the fees on housing growth.

Bill Collins stated that he did not feel it would deter growth.

Harold Preston questioned why there was such a difference between single family detached vs. attached.

Bill Collins stated the reason is studies have shown only one (1) child for every 13 attached single family households.

Mike McDonnell expressed concern over competitive edges over other communities.

Bill Collins stated that public hearing comments expressing competitive edges in regard to non-residential growth have been addressed.

Tom Forbes expressed concern over the legality of impact fees since the State has not passed enabling legislation. He also felt that the City would be on more solid legal grounds if the roads and intersections fees were left in the ordinance. The original ordinance was more fair.

Mike McDonnell also felt that the roads and intersections fee should be left in the ordinance.

Dan Markey felt that the school fee was the most important and did not see a problem with dropping the park and recreation fees.

Pete Bouchard felt that now is the time to implement the fee.

Dan Markey thought that the impact fee should be charged at the C.O. stage instead of the permits fee so that it could be built into the mortgage.

Tom Forbes expressed concern with charging projects which have already been approved and the legality of it all.

Harold Preston would like to see how the new Council feels about impact fees.

Others felt that the Board should make their own decisions and pass the recommendation on to the City Council. Many members felt that it would be a good idea to have examples of

other communities impact fees, speakers, etc. The general consensus was to bring both versions ( a & b) back on the next agenda.

Bill Collins handed out sheets showing statistics of the dollar amounts the City may have received if it has implemented the fees in previous years.

ITEM #3: New Business

(a) Discussion of departmental goals

Bill Collins explained the goals of the department and the projects that are currently being worked on.

Tom Forbes thought that the Planning Board should take a greater role in the goals and objectives of the Planning Department. Take part in the process of establishing the priority of the goals and objectives.

Bill Collins questioned if the Board would be willing to establish a committee to research or develop changes or recommendations to goals and objectives, zoning regulation changes, etc.

The Board was reluctant.

Patty Torr stated that she would like to see periodic updates and reports on the goals and projects.

ITEM #4: Adjourn

Joe Etelman motioned to adjourn.

Pete Bouchard seconded.

VOTE U/A

Meeting adjourned at 10:10 PM.