

MEETING MINUTES
DOVER PLANNING BOARD
MARCH 27, 1990

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

MEMBERS ABSENT: Jack Middleton

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

Meeting called to order at 7:08 PM

ITEM #1: Approval of minutes

Mike McDonnell motioned to approve as amended.

Joe Etelman seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a
minor lot line adjustment of land owned by George &
Anastasia Savramis, Assessor's Map 30, Lot 135,
zoned Office, located on Central Avenue.

Chris Calivas represented the application.

Jim Caliendo motioned to accept the application.

Mike McDonnell seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Tom Forbes asked if there was the intent to have offstreet
parking?

Chris Calivas answered not at this time.

Jim Caliendo motioned to approve.

Mike McDonnell seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Richard & Diana Allen, Assessor's Map 40, Lot 43, zoned B-3 located on Old Rochester Road.

Kevin McEneaney 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 #4: Consideration of acceptance of an application for a site review of land owned by Richard & Diana Allen, (Applicant: Strafford Dairy) Assessor's Map 40, Lot 43, zoned B-3, located on Old Rochester Road.

John Rummler represented the application.

Tom Forbes motioned to accept the application.

Pete Bouchard seconded.

VOTE U/A Jim Caliendo abstained.

Public hearing opened.

Jeff Caddle - 6 Strafford Road - stated that he was concerned about the traffic on Old Rochester Road, he felt that it was dangerous now.

Public hearing closed.

Pete Bouchard questioned if there were any traffic counts?

Bill Collins replied that the traffic on 16B will drop off as a result from the reconstruction of the traffic circle. This construction is scheduled to start in 1991.

John Rummler stated that they were only concerned with the catchbasin located on the corner of Strafford Road. They would cap or separate the catchbasin in the Strafford Dairy parking lot.

Tom Forbes replied that the problem is the sewer system, and that the catchbasins are overloaded. He suggested that the applicant may consider a contribution toward the separation, but cannot see charging the applicant for the whole project.

Bill Collins stated that there are other engineering details that are needed on the plan.

Jim Jalbert asked if they were minor details?

~~Bill Collins stated that they have been needed for a while,~~ but that they haven't been placed on a plan yet. The suggestion of a left turn bay needs to be considered, also minor details on the plan and notations.

Tom Forbes stated that he would like to see more landscaping (i.e. screening along Route 16 frontage)

Jim Jalbert stated that he did not believe that the traffic would be a major issue.

Site review scheduled for Wednesday, March 28, 1990, 5:00 PM.

ITEM #5: Consideration of acceptance of an application for a site review of land owned by David Bamford (Applicant: James Frangos), Assessor's Map 30, Lot 116, zoned Office, located on Central Avenue.

Dana Lynch represented the application.

Tom Forbes motioned to accept the application.

Mike McDonnell seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Pete Bouchard questioned if the proposed parking in the front of the building will meet the requirements.

Bill Collins stated that was why waivers have been requested.

Site Review scheduled for Thursday, March 29, 1990, 5:00 PM.

ITEM #6: Consideration of acceptance of an application for an ADS Subdivision of land (final approval) owned by Free Trade, Inc., Assessor's Map K, Lots 49 & 18, zoned R-40, located on Middle Road.

Harold Preston stepped down on this application, he is an abutter.

Tom Forbes chaired. Dan Markey sat in as an alternate.

Brian Holt represented the application.

Pete Bouchard motioned to accept the application.

Jim Jalbert seconded.

VOTE 6-1 Jim Caliendo opposed.

Public hearing opened.

Alex Nossiff representing Briarwood Realty Trust stated that this application was premature. There were 6 lots proposed on Hubbard Road, where there would be no frontage since the road is not a legally (city) accepted road.

Al Souther representing the applicant stated that this was not a premature subdivision, and felt that the applicant has adequate frontage on the road.

Alex Nossiff replied that Al Souther was trying to determine a legal opinion.

Brian Holt replied that the project could be phased.

Al Souther replied that the Briarwood subdivision has not been accepted by the City yet.

David Paolini owner of the Briarwood Estates subdivision stated that he was concerned with his own bonding. Free Trade is entitled to water and sewer only. If he bonds Hubbard Road, and Free Trade damages that road, he will be responsible.

Al Souther stated that he believed that the bonding issue was incorrect.

Barry Maddix stated that both parties consider this a legal forum, and felt that the Board should hold off on this until a legal opinion can be determined.

Public hearing closed.

Bill Collins stated that this subdivision has been discussed with the City attorney, and it was determined that lots 1-6

should be in a future subdivision and a future phase.

Mike McDonnell wanted to know the situation with the sidewalks.

Pete Bouchard stated that he was in favor of havign sidewalks and curbs on Hawthorne.

The consensus of the Board was that sidewalks were necessary.

Bill Collins stated that eventually there will be signalization of Hawthorne and Stark Avenue.

Pete Bouchard asked if a dollar amount for an impact fee has been determined. (See #6 TRC Comments of 3-8-90)

Bill Collins replied that no exact dollar amount has been discussed, but we have required a \$400 per unit impact fee with two other developments for this specific purpose.

Jim Caliendo motioned for a site review

Pete Bouchard seconded.

VOTE 3-4 motion failed.

Tom Forbes stated that the intersection of Stark Avenue needs to be discussed, if the 100 foot setback for lots 1-6 is waived, then the lots can be held in fee simple, and the applicant can do what he wants with them. They should push the lots back 100 feet to maintain the buffer. He also stated that he would like to see screening around the retention pond.

Bill Collins stated that this item will come up under Old Business at the next meeting, the loose ends can be tied up then.

Harold Preston resumed his chair.

ITEM #7: Public hearing on forty-six (46) proposed amendments to Chapter 170 of the Code of the City of Dover, entitled Zoning.

Public hearing opened.

Nick Skaltsis - Eric Drive - was concerned with Amendment #9 He wanted to know why the square footage (from 600 sq. ft. to 2000 sq. ft.) per unit was being increased in those particular zones (RM-8, RM-6, B-2).

Steve Stancel replied that it was to lower the density.

Nick Skaltsis also questioned Amendment 41. He wanted to

know how far back you go with an empty building.

Steve Stancel stated that you would go back to the last use in that building.

Kerry Forbes - Longhill Road - questioned Amendment 41. He felt that it was not consistent with BOCA, since BOCA states 6 months not 90 days.

Steve Stancel stated that he would check with the BOCA regulations.

Irene York - Garrison Road - questioned Amendment 30. What was changed?

Bill Collins stated that it would apply to Class 6 soils, and that no construction be allowed within 75 feet of a wetland.

Jack Mettee - Rutland Street - stated that he was against the definition of public recreation in the I-1 zone on Rutland Street.

Ron Weeden - Bellamy Road - questioned Amendment 38, regarding non-conforming lots.

Steve Stancel stated that where there was a conforming lot with a non-conforming lot abutting, that was under the same ownership, the lots would be combined.

Ann Bournier - Rutland Street - stated that she was in agreement with Mr. Mettee's comments.

Public hearing closed.

Tom Forbes requested that this be taken up at a workshop.

ITEM #8: Old Business

ITEM #9: Adjourn

Tom Forbes motioned to adjourn.

Pete Bouchard seconded.

VOTE U/A

Meeting adjourned at 10:07 PM