

MEETING MINUTES
DOVER PLANNING BOARD
MAY 8, 1990

MEMBERS PRESENT: Harold Preston, Joe Etelman, Tom Forbes,
Kathy Wentworth, Mike McDonnell,
Jim Jalbert, Pete Bouchard, Jack Middleton,
Mike Hoffman

MEMBERS ABSENT: Jim Caliendo, Dan Markey, Lionel Martel,
Patti Torr

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

ITEM #1: Approval of Minutes

Joe Etelman motioned to accept.

Kathy Wentworth seconded

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a
minor lot line adjustment of land owned by
Briarwood Realty Trust, Assessor's Map K, Lot 14,
zoned R-12, located on Hawthorne Road.

Robert Paolini represented the application.

Mike McDonnell motioned to accept the application.

Tom Forbes seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Tom Forbes motioned to approve with the following conditions:

1. The existing utility easement lines and call-out be added to the plan on lot 3, and;
2. All reference to the conveyance between lot 39 and lot K-18 be removed from this plan.

Kathy Wentworth seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a site review of land owned by Jay Edwards, Underwood Enterprises, Assessor's Map I, Lot 6C, zoned RM-12, located on Back River Road.

Jay Edwards represented the application.

Bill Collins stated that this application was approved over a year ago, but the applicant did not meet all of the conditions, and the site plan approval has expired.

Jim Jalbert motioned to accept the application.

~~Kathy Wentworth seconded.~~

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Bill Collins re-read the conditions of approval. He asked Mr. Edwards if he had reconsidered a conservation easement on this property.

Jay Edwards replied no, not as a condition of approval.

Tom Forbes asked if by approving this again will it start the time clock all over again?

Bill Collins stated that it would.

Jim Jalbert questioned if this was a designated area for a rezoning.

Bill Collins stated no.

Jim Jalbert motioned to approve with the following conditions:

1. A letter of credit in the amount of \$6,500 be submitted for the establishment of stabilized vegetation of all disturbed areas. The letter is to be submitted prior to land disturbing activities;
2. Sequencing of landscaping to include the pines along the northern property line, the trees along Underwood Road, the hedge around Units 1-3, and seeding around the detention pond shall be completed prior to issuance of a Certificate of Occupancy;

3. The developers contribution f \$400 per unit impact fee for the signalization of the intersection of Back River Road; and
4. The Planning Board recommends that the City Council accept the Conservation Easement.

Tom Forbes seconded.

VOTE U/A

ITEM #4: Old Business

(a) Strafford Farms

~~John Rummler -- Interface Architects -- represented the application.~~

Bill Janelle presented the off-site drainage plan. He stated that if two catchbasins were installed at the corner of 16B and the parking lot of Strafford Farms, the drainage on that road would be cut in half.

Harold Preston asked if the State would allow this.

Bill Collins stated that they would.

Bill Janelle then presented a plan for a left turning lane on the north side of Route 16. (approx. 3 car length)

Tom Forbes questioned if this is proposed?

Bill Janelle replied that it was what they were proposing to do.

Harold Preston asked if the Allen's were agreeable to this.

Bill Janelle stated yes.

Jack Middleton asked if the dashed area on the plan would be painted?

Bill Janelle replied yes.

Bill Collins stated that there were conditions of approval compiled by the Planning Staff.

Jim Jalbert stated that the Board needed to approve one plan, with drainage, and it should not be left up to whether or not the City Council will approve funding for the sewer project.

John Rummler asked the Board to vote only on the on-site proposal which was the original submission.

Harold Preston asked if there was funding for this project in the Sewer Enterprise Fund.

Pete Bouchard replied no.

Jim Jalbert stated that if the on-site drainage is approved an easement and pipe will be needed.

John Rummler stated that they would like to go with the original proposal. The Allen's have not intended on granting an easement to the City. He also stated that the cost of this project has increased to more than they had expected.

Jim Jalbert stated that he felt that the general consensus of the Council would be to approve the funding.

John Rummler stated that the problem is additional amenities which will help everybody. Is there a reason for the reluctance with regard to the easement and the vote on the original scheme.

Tom Forbes asked if both schemes could be placed on the plan, approve with the original submission with the condition of the City Council approving funding for the drainage line.

Harold Preston stated that the best bet is to approve the off-site drainage plan and table the other plan.

Mike McDonnell felt that the drainage shouldn't hold up the approval for this project.

Jim Jalbert asked what the time frame for the start of construction on this project would be.

John Rummler replied 2 - 4 weeks from now.

Jim Jalbert then asked when the parking lot would be complete?

John Rummler replied in the fall.

Jim Jalbert then stated that the money would be appropriated by the end of the summer.

Jack Story stated that he would be willing to present this to the City Council at tomorrow night's meeting.

Tom Forbes motioned to approve the plan with the off-site drainage, turning lane and curbing with the following conditions:

1. The site plan set submitted on May 4, 1990 and marked as the alternate submission be approved as the final site plan;

2. The turning bay be constructed by the owner per the conceptual plan submitted at the April 25, 1990 meeting, and that said construction be completed prior to the granting of an occupancy permit for the new restaurant, and;
3. The owner or their contractor coordinate all off-site drainage and turning bay construction with the City Engineer prior to the commencement of such work.

Mike McDonnell seconded.

VOTE U/A

Kevin McEneaney asked if the plan would be able to go back to TRC with minor changes.

Bill Collins replied only on minor technical details.

John Rummler asked for a consensus vote on the original scheme.

Jim Jalbert motioned to table the plan with on-site drainage until the Council appropriates the funding.

Kathy Wentworth seconded.

Tom Forbes stated that the vote was not necessary since there was already an approval for the off-site drainage.

Jim Jalbert withdrew his motion.

Kathy Wentworth seconded.

The Board held a consensus vote on the original scheme (non-binding)

CONSENSUS VOTE 4-5 Jim Jalbert, Pete Bouchard, Jack Middleton, Kathy Wentworth, and Harold Preston against.

Tom Forbes stated that assuming the City Council denies the funding, and the Allen's come back with the original plan, the consensus vote is no on that plan.

Harold Preston stated that was correct.

ITEM #5: New Business

(a) Problem Intesections

Bill Collins stated that the Master Plan identifies 12 problem intersections. One that the Planning Staff is

working on now is the Chestnut/Green Street intersection.

The low cost solution would be to change the traffic flow to one way, closing of the Chestnut Street entrance. This will go to public hearing at the City Council meeting tomorrow night.

Bruce Woodruff stated that by doing this it would alleviate the traffic congestion.

(b) TDR Ordinance

This will be discussed at the next regular meeting.

(c) Spinelli Rezoning Request

Bill Collins stated that he had already scheduled this request for a public hearing, due to the time frame. It has to be approved or denied within 31 days. Scheduled for 5-22-90.

ITEM #6: Adjourn

Jim Jalbert motioned to adjourn.

Kathy Wentworth seconded.

VOTE U/A

Meeting adjourned at 9:25 PM.