

MEETING MINUTES
DOVER PLANNING BOARD
AUGUST 14, 1990

MEMBERS PRESENT: Harold Preston, Jim Caliendo, Tom Forbes,
Dave Bibber, Mike Hoffman, Kathy Wentworth,
Patti Torr, Jim Jalbert, Mike McDonnell

MEMBERS ABSENT: Joe Etelman, Lionel Martel, Jack Middleton,
Barry Maddix, Dan Markey

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

Meeting called to order at 7:05 PM

ITEM #1: Approval of minutes

Tom Forbes stated that his statement regarding the policy not being necessary should be added at the end of his prior statement... questioned undesirable projects. What about only allowing one extension for these projects? He felt that this policy was not necessary.

Harold Preston stated that on ITEM 4C Free Trade that he had stepped down because he is an abutter, Tom Forbes chaired, and Kathy Wentworth sat in as an alternate.

Jim Caliendo motioned to approve as amended.

Patti Torr seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a minor subdivision of land owned by George and Nancy Parsons, Assessor's Map A, Lot 36, zoned R-40, located on Varney Road. (3 Lots)

George Parsons represented the application.

Dave Bibber asked if there was City Water or Sewer by this property.

George Parsons replied no.

Mike McDonnell asked for the status of TRC Comments.

Bill Collins stated that the TRC Comments should be conditions of approval.

Tom Forbes motioned to accept the application.

Jim Caliendo seconded.

VOTE 7-1 Dave Bibber opposed.

Tom Forbes asked if the relocation of the driveway was acceptable to the Public Works Department?

Bill Collins stated that the applicant would have to apply for a driveway permit.

Dave Bibber stated that he does not support projects without city water or sprinkler systems.

George Parsons replied that when he came in with a subdivision about three years ago, he offered to put in a water line, but at that time there was no call for it.

Public hearing opened.

No comment.

Public hearing closed.

Tom Forbes motioned to approve with the following conditions:

1. A note be added to the subdivision plat indicating that the existing barn will be relocated within sixty (60) days of Planning Board approval;
2. The existing lot line which is to be abandoned should be depicted by a light weight line or dash line and labeled "to be abandoned";
3. A copy of the state septic plan indicating the proposed leachfield and existing leachfield locations is to be submitted to the Planning Department, and;
4. A driveway permit is needed from public works for the relocated driveway.

Jim Jalbert seconded.

VOTE 7-1 Dave Bibber opposed.

ITEM #3: Consideration of acceptance of an application for an ADS Subdivision of land (concept only) owned by The Cabral Company (Applicant: Bruce Klink), Assessor's Map J, Lots 4, 6 and 20, zoned R-40, located on Garrison Road.

Bruce Klink represented the application.

Harold Preston reiterated that this is for concept only.

Public hearing opened.

Susan Krecklow - Garrison Road - questioned if Garrison Road would be the access for the LCIP land.

Bruce Klink replied that it would probably be accessed from Spruce Lane.

Carl Krecklow - Garrison Road - questioned if Rabbit Road would be widened. Why were the eight lots (single family) so big? Will there be City water and sewer.

Bruce Klink replied that Garrison Road is a scenic road, and will probably stay that way, the other roads, Spruce and Bayview may be upgraded. Eight lots are proposed for estate type homes. These lots cannot be further subdivided. There will also be City water, and the sewer will have a pump into the force main.

Bob Callan - Bayview Road - questioned whether the State would actually keep this parcel of land as open space.

Will Draper - has the same concern as Mr. Callan, he is also concerned with hunting on this property. As it is now, its very dangerous.

Carl Krecklow - stated that the area is very fragile - there is no drainage, and there are also lots of springs through the property.

Mary Ellen Boelhower - Dover Conservation Commission - the Conservation Commission is 100% in support of the concept.

Public hearing closed.

ITEM #4: Consideration of acceptance of a request for a waiver of the setback requirement for a driveway by Michael Hoffman, located on Court Street.

Mike Hoffman 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 grant the waiver.

Patti Torr seconded.

VOTE U/A

ITEM #5: Old Business

- (a) Discussion of Waterfront Commercial Zoning proposal on Dover Point

Bill Collins stated that the Planning Department has asked the City Attorney for a legal opinion regarding who actually owns Wentworth Terrace.

Harold Preston stated that the property on River Street (public works dep't.) should be considered also.

Tom Forbes stated that he doesn't feel that a marina should even be in the picture. He further stated that the Board should take a comprehensive look at all of the waterfront on Dover Point. He stated that he felt that the applicant would rather have the Board table this petition and look at the whole area instead.

Malcolm McNeil - representing the petition - stated that he felt a broader area needed to be considered.

Dave Bibber stated that he had a problem with the design work. He also stated that he did not like the idea of tabling the petition.

James McCooey stated that he is the owner of the road.

Tom Forbes stated that the parcels in the petition cannot be rezoned by themselves, it is spot zoning, and it is illegal.

Bill Shay stated that the tides do change daily, the most severe impact would be at low tide.

Site walk (water side) Monday, August 20, 1990 5:30 PM

- (b) Discussion of time extension policies

Tom Forbes motioned to send to public hearing.

Jim Jalbert seconded.

VOTE U/A

(c) Discussion of TDR Ordinance

Jim Jalbert stated that the Councilors would like to see the handbook that is proposed.

Tom Forbes stated that the ordinance should stand as it is without the handbook. The handbook will only be a guideline for developers.

Bill Collins stated that the handbook has no force of law, the decisions will be up to the Planning Board.

Tom Forbes motioned to approve and send to the Council.

Mike McDonnell seconded.

Bob Goodman - Liberty Mutual - questioned what the guidelines in the handbook were going to be.

Mike McDonnell questioned the time frame until the Council approves the ordinance.

Bill Collins stated that there is no specific time limit.

Jim Jalbert stated that his concerns with the ordinance were the setbacks.

VOTE 4-4 Patti Torr, Kathy Wentworth, Harold Preston, Jim Jalbert against. Motion fails

Tom Forbes motioned to table

Jim Caliendo seconded.

Motions withdrawn

(d) MRDC

Harold Preston stated that there are problems with the Mast Road Consortium project. The developers are trying to extend their letters of credit, when the project is supposed to be complete by September 1990.

ITEM #6: Adjourn

Jim Caliendo motioned to adjourn

Kathy Wentworth seconded.

VOTE U/A

Meeting adjourned 9:20 PM