

MEETING MINUTES
DOVER PLANNING BOARD
AUGUST 28, 1990

MEMBERS PRESENT: Harold Preston, Joe Etelman, Jim Jalbert,
Dan Markey, Kathy Wentworth, Dave Bibber,
Jim Caliendo, Mike McDonnell, Tom Forbes,
Jack Middleton

MEMBERS ABSENT: Patti Torr, Mike Hoffman, Barry Maddix,
Lionel Martel

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

Meeting called to order at 7:04 PM

ITEM # 1: Approval of minutes

Tom Forbes stated that on page 5 motions were withdrawn with regard to the TDR Ordinance.

Mike McDonnell motioned to approve as amended.

Jim Caliendo seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Century Development, Assessor's Map 20 and 21, Lots 114, 1A, and 41, zoned R-12, located on Court Street.

Tom Forbes stepped down on this application. Kathy Wentworth sat in as an alternate.

Kerry Forbes represented the application.

Jim Caliendo motioned to accept the application.

Joe Etelman seconded.

VOTE U/A

Public hearing opened.

Harold Preston read a letter from Brian Stern who did not object to the lot line adjustment.

Public hearing closed.

Bruce Woodruff stated that on the northeast portion of the

property two meets and bounds were missing from the plan. They would have to be added.

Jim Caliendo questioned what the terminology would be now with the deeds.

Kerry Forbes replied that he would have to go back before the Attorney General's office again.

Mike McDonnell stated that this is more of a traditional subdivision, would that be a problem?

Bill Collins replied that it is still an ADS.

Harold Preston asked if the open space would still be owned in common.

Kerry Forbes stated that it would.

Dave Bibber requested that a new plan be submitted to the appropriate departments for renumbering.

Kerry Forbes stated that he would.

Mike McDonnell motioned to approve.

Jim Caliendo seconded.

VOTE U/A

ITEM #3: Old Business

- (a) Discussion of temporary cul-de-sac for Briarwood Estates.

Brian Holt represented the application.

Harold Preston questioned when the road would be started. He also stated that the letter of credit is due to expire on September 8, 1990.

Brian Holt did not have the answer.

Bill Collins stated that after the July 24, 1990 meeting a letter was sent stating that if the work was not underway by August 17, 1990, the bond would be pulled.

Jim Jalbert asked when the road was going to be done.

Tom Forbes asked what the time frame was for the City to complete the project once the bond is pulled.

Bill Collins stated that there is no exact time frame. It would have to go before the City Council and Fiscal Impact

Committee, out to bid, etc.

Tom Forbes stated that the developer wanted to continue the road through to Middle Road, why bother with the temporary cul-de-sac?

Jim Jalbert motioned to grant an extension with the following condition:

1. The letter of credit be renewed by close of business (4:00 PM) on Friday, August 31, 1990. The letter of credit will only be extended until December 1, 1990. If work has not been completed by this date, the City will pull the letter of credit.

Tom Forbes seconded.

VOTE 6-3 Harold Preston, Joe Etelman, Jim Caliendo opposed.

(b) Discussion of Dover Point Rezoning

Bill Collins stated the Board has to act on the actual proposal that was submitted by petition. He stated that he would like to see a public hearing held on an expanded area. The board should not approve rezoning for only these two lots, as it would be spot zoning.

Mike McDonnell stated that he would be concerned with any dredging that would occur. He stated that he was not in favor of this petition.

Jim Jalbert stated that a marina is not the best use for this property.

Tom Forbes stated that he agreed with Jim Jalbert. A proposal for a marina will pose a lot of problems. He felt that it was too large, and that marina's should not be allowed as a use in this zone.

Jim Caliendo motioned to deny the petition.

Joe Etelman seconded.

Malcolm McNeill stated that he agreed that it would be spot zoning. However, he would like to see an expanded area taken into consideration for rezoning, and rather than deny this petition, he would withdraw it.

VOTE 3 - 6 Harold Preston, Dave Bibber, Mike McDonnell, Tom Forbes, Jack Middleton, Jim Jalbert opposed.
Motion fails

Jim Jalbert motioned for the Planning Department to study the entire area (B-1) including the two petitioned lots.

Tom Forbes seconded.

VOTE U/A

(c) Discussion of TDR ordinance.

Tom Forbes motioned to approve and recommend to the City Council with an amendment by adding to page 3 that the building setback shall remain at 75 feet with a disapproving abutter, and paving setbacks shall remain at 25 feet with a disapproving abutter.

Joe Etelman seconded.

VOTE 7-1 Jim Jalbert opposed, Dave Bibber abstained.

(c) Resolution in support of Route 9 & 155 Intersection

Mike McDonnell motioned to adopt the resolution.

Joe Etelman seconded.

VOTE 7-1 Jim Caliendo opposed. Jim Jalbert abstained.

(d) Housecleaning of site review and subdivision regulations

Bill Collins stated that the Planning Department would be making changes to the site review and subdivision regulations, similar to what we did with the zoning ordinance. If any Planning Board members had any changes or suggestions, please let the Planning Department know.

ITEM #5: Adjourn

Jim Caliendo motioned to adjourn.

Joe Etelman seconded.

VOTE U/A

Meeting adjourned at 8:50 PM.