

MEETING MINUTES
DOVER PLANNING BOARD
SEPTEMBER 25, 1990

MEMBERS PRESENT: Harold Preston, Dan Markey, Dave Bibber,
Mike McDonnell, Jim Caliendo, Tom Forbes,
Lionel Martel, Patti Torr, Jim Jalbert

MEMBERS ABSENT: Joseph Etelman, David Wright, Kathy
Wentworth, Mike Hoffman

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

Meeting called to order at 7:02 PM

ITEM #1: Approval of minutes

Mike McDonnell motioned to approve.

Jim Caliendo seconded.

VOTE U/A

ITEM #2: Consideration of a request for a Conditional Use
Permit by Davidson Rubber, located on Industrial
Park.

Dick Roberge 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 motioned to approve.

Mike McDonnell seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a
site review of land owned by Nick Skaltsis,
Assessor's Map G, Lot 19C, zoned R-12, located on
Washington Street. (P90-32)

Nick Skaltsis represented the application.

Mike McDonnell motioned to accept the application.

Jim Caliendo seconded.

VOTE U/A

Public hearing opened.

Alicia MacVane - 374 Washington Street - was concerned with traffic. She wondered how much it would increase with this use. Also she was concerned with the basement use.

Nick Skaltsis replied that there would be 20 machines in the laundromat, which would accommodate approximately eight people at one time. The basement use is intended to be a storage area for a local plumber who will be leasing the space (1500 square feet)

Dave Bibber stated that he was pleased to see that the building will be sprinklered.

Public hearing closed.

Tom Forbes questioned if this application could be approved prior to the applicant receiving ZBA approval?

Bill Collins stated that it could be approved contingent upon the basement area receiving ZBA approval.

Tom Forbes asked if the parking would be increased with the plumbing shop in the basement?

Bill Collins stated that it would be increased, however the number of parking spaces that have been provided is sufficient. (10 required, 12 proposed)

Tom Forbes asked if a dumpster would be provided. If so it would have to be screened.

Nick Skaltsis stated that it would be provided by the lessee.

Tom Forbes felt that there was a problem with the site distance with regard to the entrance of the property when traffic is coming from Tolend Road.

Nick Skaltsis replied that he felt there wouldn't be a problem with the site distance due to where the entrance and exit were located. The entrance is located across from the ramp that goes from Whittier to Tolend, and the exit is across from the stop sign at the intersection of Whittier and Washington. This way cars leaving the property will be able

to see other vehicles and vice versa.

Mike McDonnell motioned to approve with the following conditions:

1. The applicant request from the Department of Transportation permission to trim back the brush by the entrance to improve site distance; and
2. A variance must be obtained by the Zoning Board of Adjustment for use of the basement area.

Patti Torr seconded

Bill Collins stated that condition two meant that the first floor of the building is being approved, but the basement area will need to have a variance for the Change of Use.

Tom Forbes questioned if all TRC Comments had been addressed.

Bill Collins stated that #4 had been eliminated, and all other comments had been addressed.

Tom Forbes stated that once a dumpster is located on the property it will have to be properly screened.

VOTE U/A

ITEM #4 Consideration of acceptance of an application for a minor lot line adjustment of land owned by Briarwood Realty Trust, Assessor's Map K, Lots 14, 29, 37, 38 and 39, zoned R-40, located on Hubbard Road. (P90-33)

Brian Holt represented the application.

Jim Caliendo motioned to accept.

Jim Jalbert seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Tom Forbes asked if lot 39 was completely within Briarwood.

Bill Collins stated yes.

Jim Caliendo motioned to approve.

Mike McDonnell seconded.

VOTE U/A

ITEM #5: Consideration of acceptance of an application for a minor subdivision of land owned by Briarwood Realty Trust, Assessor's Map K, Lots 18 & 18A, zoned R-40, located on Hubbard Road.

Brian Holt represented the application.

Jim Caliendo motioned to accept the application.

Mike McDonnell seconded.

Tom Forbes stated that he felt that this should come under an Adams Estates plan rather than a Brairwood plan. He also did not want to see the lot cut out of open space.

Mike McDonnell withdrew his second.

Bruce Woodruff stated that he was concerned with the wetlands and that they should be shown on the plan.

ITEM #6: Old Business

(a) Forum Development

Malcolm McNeill represented the application.

Tom Forbes stated that he felt that this use was not the best use for this parcel.

Dave Bibber stated that he would like to make sure that the green space will be maintained.

Malcolm McNeill replied that there could be a condition stating that the vegetation will be maintained annually.

Mike McDonnell questioned what the result of the traffic would be.

Bill Collins stated that it would flow naturally.

Mike McDonnell questioned if there would be any traffic control.

Bill Collins stated no.

Steve Stancel stated that the cedar plantings along the front of the property need to be at least seven (7) feet or higher.

Patti Torr stated that she would like to see traffic control within the parking lots.

Bill Collins stated that the application has met all of the requirements.

Tom Forbes stated that the maximum seating should be shown on the plan; the hours of operation; developer or the City should petition the City Council to have no parking in front of the property; and that the buses should be requested to turn left.

Mike McDonnell questioned if there would be off-site traffic control, or the local police to help?

Malcolm McNeill stated that the traffic should flow on its own.

Dave Bibber motioned to approve with the following conditions:

1. The maximum number of seats must remain as specified on plan;
2. Hours of business shall be from 7:00 PM - 10:00 PM Monday through Saturday with doors opening at 4:00; and Sundays from 4:00 PM - 7:00 PM except in the winter months when the hours will be from 2:00 PM - 5:00 PM with doors opening two (2) hours prior;
3. Buses are requested to turn left when exiting the property;
4. The developer will petition the City Council to have no parking on the street in front of the property;
5. The vegetation on the property must be reasonably maintained and subjected to City inspections;
6. If the Police or Planning Departments feel that the traffic flow is not working, the developer will reappear before the Planning Board to develop a solution, and;
7. A Conditional Use Permit was granted to relocate a small swale that contains wetland vegetation.

Councilor Howard Williams stated that he was opposed to this type of development.

Lionel Martel seconded.

VOTE 6-3 Jim Jalbert, Jim Caliendo and Mike McDonnell opposed.

ITEM #7: New Business

- (a) Request for a one year site plan extension by Brox Paving.

David Cluff represented the request.

Jim Caliendo motioned to grant the one year extension.

Tom Forbes seconded.

VOTE U/A

- (b) Request of a waiver by the Masons to not appear before the Planning Board for a Change of Use.

Anthony Zizos, Presiding Officer of the Masons, represented the request.

Jim Jalbert motioned to have the applicant pay a \$250 review fee and to go through the TRC process.

Patti Torr seconded.

VOTE 8-1 Lionel Martel opposed.

ITEM #8: Adjourn

Jim Caliendo motioned to adjourn.

Jim Jalbert seconded.

VOTE U/A

Meeting adjourned at 9:35 PM.