

MEETING MINUTES
DOVER PLANNING BOARD
OCTOBER 23, 1990

MEMBERS PRESENT: Harold Preston, Joe Etelman, Tom Forbes,
Kathy Wentworth, David Wright, Patti Torr,
Mike McDonnell, Jim Richards, Jim Jalbert,
Jim Caliendo

MEMBERS ABSENT: Mike Hoffman, Dan Markey, Lionel Martel

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

Meeting called to order at 7:03 PM

Dave Bibber spoke to thank the Board for the time that he was appointed until a Public Works Director had been hired.

David Wright thanked him for his time as a member.

ITEM #1: Approval of minutes

Mike McDonnell motioned to approve the minutes of 9/25/90.

Jim Caliendo seconded.

VOTE U/A Jim Richards abstained.

Mike McDonnell motioned to approve the minutes of 10/9/90.

David Wright seconded.

VOTE U/A Jim Richards abstained.

ITEM #2: Public hearing on amendments to the Zoning Ordinance, Chapter 170-46, Loading Spaces for Industrial Buildings, and Chapter 170-6, Applicability of Table of Dimensional Regulations as it pertains to Industrial Building heights.

Bill Collins stated that the Economic Director had given him these changes to be considered.

Public hearing opened.

No comments were made.

Public hearing recessed.

This will be brought up at the November 13, 1990 meeting.

David Wright stated that DIDA and the Economic Development Commission recommend passage of the ordinance.

ITEM #3: Consideration of acceptance of an application for a Change of Use for Shoe Doctor, Assessor's Map 30, Lot 8, zoned I-1, located on Horne Street. (P90-40)

Mike McDonnell motioned to accept the application.

Jim Caliendo seconded.

VOTE U/A

Public hearing opened.

Mrs. Catsoulis stated that she owned three feet beyond the fence and would like the owner or the person leasing to make sure that the brook stays clean and clear of debris.

Public hearing closed.

Bill Collins stated that the applicant appeared before Technical Review, he also stated that this application should be treated the same as the last applications. If there is an approval tonight, Item #5 of the TRC Comments should be made as a condition of approval.

Don Purdy stated to Mrs. Catsoulis that he would look into the clean up of the brook.

Tom Forbes asked if the applicant was requesting a waiver of the application fee?

Bill Collins stated yes.

Tom Forbes motioned to reduce the fee to \$250.

Jim Jalbert seconded.

VOTE U/A

Mike McDonnell questioned how the traffic demand would decrease.

Bill Collins stated that based on average weekly trip ends the traffic would decrease.

Jim Jalbert asked for the history of the building.

Don Purdy stated that the prior use was a plumbing supply shop where contractors could go in and purchase supplies. Prior to that it was used for shoe manufacturing. The building has always been known as the Chevenell building.

Tom Forbes stated that there will be only one shift working. If this increases in the future, what would the procedure be? Bill Collins stated that there would be no procedure.

Tom Forbes motioned to approve with the following condition:

1. A backflow preventor will be required.

David Wright seconded.

VOTE U/A

ITEM #4: Consideration of acceptance of a request for a setback waiver by Bill Mautz, Assessor's Map 27, Lot 128, located on 25-27 Park Street.

Bill Mautz represented the request.

Jim Richards stated that the site has been improved with the parking area.

Jim Caliendo motioned to accept the request.

Joe Etelman seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

David Wright motioned to approve.

Jim Jalbert seconded.

VOTE U/A

ITEM #5: Old Business

- (a) Discussion of final approval of a subdivision of land owned by Upper Factory Realty Trust (applicant: F/Z Properties)

Dana Lynch represented the application.

David Wright asked if this was for all eight (8) lots.

Dana Lynch stated yes.

Jim Caliendo asked about the Tri-Party agreement.

Bill Collins stated that it has been executed.

Bruce Woodruff stated that if approval was given it should be with sheet #22 of the plans deleted.

Jim Jalbert asked about the requested waivers.

Bill Collins stated that the developer was requesting two waivers, one to allow a sidewalk on one side of the subdivision where two are required, and to widen the width of the driveway cut. He also stated that the developer was also requesting a conditional use permit to cross a wetland.

Tom Forbes questioned why there should be any sidewalks in this subdivision at all, since it would be industrial. He also asked what the propane tank would be used for.

Bill Collins stated that there is a sidewalk on Sixth Street. The developer is requesting to have a sidewalk on one side only, he stated that he felt one would be necessary, since people walk during lunch hours.

Dana Lynch stated that the tank is for the emergency generator for the pump station.

Tom Forbes asked about the drainage on Sixth Street. Was the culvert taken care of?

Dana Lynch replied that the easements needed to be shown on the plan.

Tom Forbes asked about the street names.

Bill Collins stated that they could be named later.

Tom Forbes asked how this will coincide with the computer mapping.

Bill Collins stated that it is tied into the mapping.

Tom Forbes motioned to approve with the following conditions:

1. All stormwater detention basin easement areas shall be shown on the plan;
2. A note concerning the easement areas not identified shall be shown on the plan;
3. A 30' x 40' drainage easement area on Lot 2 shall be shown as required by the Sixth Street reconstruction;
4. The correct abutter name and address for Lot D-14 shall be shown on the plan;

5. The differences in meets and bounds between the two plans shall be corrected;
6. All engineering comments of October 23, 1990 memorandum shall be met, and;
7. Road "A" shall be named County Farm Road.

Also that the two waivers be granted and a Conditional Use Permit granted.

Jim Jalbert seconded.

VOTE U/A

ITEM #6: New Business

(a) Dover Point Rezoning

Bill Collins stated that DOT is opposed to commercial rezoning. Kimball Chase has been hired to do a study of the area. The Planning Department will not pursue the rezoning of the area until the study has been completed.

(b) Exit 8A

Bill Collins stated that he had met with the Army Corps of Engineers and DOT, and that they are proceeding with the work program. There will be a presentation on 11/20/90 for a purpose and needs statements, and we will have a feasibility analysis at that point.

The City also sent out Request for Proposals, at this point we have received 8 proposals, and have narrowed the list to two for interviews.

(c) Workshop

There will be a workshop meeting on October 30, 1990.

(d) Economic Commission

The Economic Commission is working on a comparative study of the surrounding communities.

(e) Workshop

The Governor's Commission will hold a planning board workshop on 10/27/90 from 9:00 am to 2:30 pm at Barrington Elementary School if anyone is interested in attending.

ITEM #7: Adjourn

Jim Jalbert motioned to adjourn.

Joe Etelman seconded.

VOTE U/A

Meeting adjourned at 8:20 PM