

DOVER PLANNING BOARD  
MINUTES OF MEETING  
AUGUST 16, 1988

MEMBERS PRESENT: Les Elder, Kevin Mone, Harold Preston, Joe Etelman, Jim Caliendo, Bill Collins, Mike Casino, Pete Bouchard, Otis Perry  
staff

Meeting was called to order at 7:08 p.m.

Harold Preston introduced the Planning Board.

Item #1: Public Hearing on proposed rezoning of Sixth Street vicinity near exit 9 of the Spaulding Turnpike.

William Collins explained the rezoning of the Sixth Street area in detail and explained the conceptual road layout which would assist in the service of the new areas.

Public Hearing Opened

George Niles, Sixth Street - Felt that the Sixth Street area had already done enough for the City with the ETP Zone, traffic is too much. He also thought that agricultural uses should be allowed in the new zones.

Nick Sakltsis, Erik Drive - Asked how much of the area can be used without the new road being developed? And do you think this land will be developed without the road?

Mr. Collins stated that there would be substantial development without the road but the new road will be needed for maximum build-out.

Mr. Skaltsis asked if Sixth Street could handle the additional development.

Mr. Collins explained that the existing road would be reconstructed.

Mr. Skaltsis expressed concern that the property would not be developed unless one large development bought the parcel which could afford the infrastructure. He wanted to see the City make a commitment to assist with infrastructure.

Ron Weeden, Bellamy Road - Felt that existing landowners should receive a 150 foot buffer as well as existing houses. He also felt that the B-4 zone may be too restrictive when compared to the industrial zone right next to it.

Bulla Eldridge, Sixth Street - has a parcel in the proposed B-4 zone on the boarder with the I-4 zone. Feels B-4 is too

restrictive. She also has concerns about the setbacks.

Phyllis Johnson - Questioned how much of the land was considered wetland.

Mr. Collins explained the areas which were recently classified as wetland by the departments' consultant.

Ron Weeden questioned if the Board had a problem with commercial uses being allowed in the I-4 zone but no I-4 uses in the B-4 zone.

William Collins disagreed with the statement and explained that the two zones were different yet neither was more restrictive than the other.

Susan Treleven, Sixth Street - Concerned with the increased traffic and the existing road. She felt that the inner road should be developed first to ease the Sixth Street traffic.

Public Hearing Closed

Harold Preston explained the Board would not vote this evening.

Item #2: Kevin Mone motioned to have an Executive Committee meeting concerning George Demosthenes.

Otis Perry seconded.

Vote: 3-4 opposed Jim Caliendo, Pete Bouchard, Harold Preston, Joe Etelman, opposed

Kevin Mone asked Scott Woodman about the three additional lots on an existing drive which already has three existing houses in 1985.

Mr. Woodman explained that you could put four lots on a private drive in 1985, but you don't count the existing lots.

Mr. Mone felt that you would have to count the three existing lots even in 1985.

Mr. Woodman advised the Board that the court would treat the new subdivision separately and not count the existing lots.

Mr. Mone felt that the new road could be treated as a private drive if the existing drive could be brought up to City street specifications.

Mr. Woodman felt that you could not do that.

Discussion ensued.

Mr. Collins explained that the 1985 subdivision road specifications state that five or more lots specify asphalt roads service the lots.

Scott Woodman disagreed. Can't require a paved road legally.

Mr. Collins stated that if the new subdivision was approved in 1985, the Board would have had to require paved roads.

Mr. Caliendo felt that the driveway should be upgraded to City specs exclusive of pavement.

Kevin Mone asked when the Board will decide on this. August 30th, reply. Felt Mr. Demosthenes should bring existing drive up to City street standards while the new drive treated as private.

Les Elder - Asked why the Board can't force him to bring the drive up to 1985 specs.

Mr. Woodman expressed surprise at Bill Collins statement. Asked the Board to review the minutes of the meeting regarding the agreement between the City and Mr. Demosthenes.

Harold feels that the agreement between the City and Demosthenes should stand.

Les Elder asked for a set of the 1985 minutes for the August 30th meeting.

b) New Business: Dover Sand and Gravel, there has been a complaint concerning the starting time of the operation.

Mr. Preston felt that complaints should be addressed to the Board.

Mr. Preston explained that the trucks are loaded before seven and come out after seven.

Mr. Collins explained that the condition stated that business hours are to be 7:00 a.m. to 5:00 p.m. He felt that there should be no loading prior to 7:00 p.m. Business hours are hours of operation.

Discussion ensued.

Otis Perry felt that the intent of the permit was no noise prior to 7:00 a.m.

Jim Caliendo disagreed with the other members. He felt that

is was okay to operate prior to 7:00 a.m.

Mr. Collins stated that his department had mailed out a letter to the pit owners specifying that operating hours are to be 7:00 a.m. - 5:00 p.m. The Board decided to see what the response of the owners will be prior to taking action.

c) Harold Preston stated that beginning September 1st the Board should meet only two meetings a month.

Discussion ensued

Otis Perry suggested subcommittees which may cut back on the number of meetings that the whole Board has to attend. It was general consensus that more than two meetings per month were needed to accomplish the work load.

#3 Old Business

a) Mr. McQuade - site review of land, Assessors Map H, Lot 35C-2A. Paul McQuade explained his project and handed out revised plans.

Discussion ensued as to TRC comments.

Mr. Collins stated that he had not received final response from City Engineer concerning plan changes.

Jim Caliendo - Moved to approve with the condition that the final response from Bill Janelle is received.

Kevin Mone seconded

Harold explained that any approval was strictly for the store and only on the 37,000 square foot section of the land.

Vote: Joe Etelman abstained  
6-0 approved.

Kevin Mone motioned to adjourn.

Less Elder seconded.

VOTE: U/A

Meeting adjourned 9:00 p.m.