

DOVER PLANNING BOARD
MINUTES OF MEETING
SEPTEMBER 13, 1988

Members Present: Joe Etleman, Pete Bouchard, Susan Eastman, Otis Perry, Harold Preston, Kevin Mone, Mike McDonnell, and Les Elder

Others Present: Bill Collins, Steve Stancel, Mike Casino

Meeting called to order at 7:03

Harold introduced the Board.

Item #1

Approval of minutes
August 30, 1988

The following changes were recommended

Item #1 - Sylva Hill needed to be Zelva Hill

Item #3 - page 7, fourth paragraph from the bottom should have read "...extending a private road..." as opposed to "...extending the private road..."

Item #1 - page 2, third paragraph from the bottom, second sentence should read 1991.

Item #3C - page 5, McQuade withdrawn should read - McQuade approved at previous meeting.

Joe Etleman motioned to approve the minutes as amended.
Otis Perry seconded.

VOTE U/A

Item #2 Consideration of acceptance of an application for minor subdivision of land owned by Michael Hill, Assessor's Map L, Lot 27G, zoned R-20 on New Bellamy Road. (2 Lots)

Mike Hill explained the subdivision.

Mike McDonnell moved to accept.

Pete Bouchard seconded.

VOTE U/A

Public Hearing opened.

Mike Hill spoke in favor.

Public Hearing closed.

Bill Collins questioned the steepness of the slope where the driveway would be located.

Mike Hill stated that he didn't know the slope but would apply for a driveway permit prior to building the driveway.

Otis Perry stated that a driveway permit may be required prior to final approval.

Discussion ensued concerning a driveway permit.

Kevin Mone felt that driveway permits should be received prior to final subdivision approval.

Otis Perry moved for a review

The Item was tabled to a future meeting. A site visit was scheduled for Tuesday, September 20, 1980 at 5:00 PM.

ITEM #3: Consideration of acceptance of an application for a minor subdivision of land owned by Charlotte Wood, Assessor's Map H, Lot 40C, zoned RM-20, on Knox Marsh Road. (2 Lots)

Charlotte Wood of 256 Knox Marsh Road explained the project.

Mike McDonnell moved to accept the case.

Otis Perry seconded.

VOTE U/A

Public Hearing opened.

Public Hearing closed.

Mike McDonnell motioned to approve.
Les Elder Seconded.

VOTE U/A

ITEM #4 Consideration of acceptance of an application for a minor lot line adjustment of land owned by Jeffry Brissette and Diversified Ventures, Assessor's Map A, Lots 39-4, and 39-5, zoned R-40 on Fieldstone Drive.

Jeff Peckam explained the project.

Mike McDonnell moved to accept.
Les Elder seconded.

VOTE U/A

Public Hearing opened

Kerry Forbes spoke in favor of the application.

Public Meeting closed.

Otis Perry questioned where the wells were located on the lots.

Jeff Peckam explained the approximate location of the wells.

Otis Perry moved to approve.

Les Elder seconded for discussion.

~~Les Elder stated that he voted against the original subdivision approval from the very beginning.~~

VOTE: 7-1 Les Elder opposed.

ITEM #5 Consideration of acceptance of an application for minor subdivision of land owned by George Day, Assessor's Map B, Lot 8, zoned R-40, on Sixth Street.

George Day explained the project.

Mike McDonnell moved to accept.

Les Elder seconded.

VOTE U/A

Public Hearing opened.

Public Hearing closed.

Mike McDonnell motioned to approved subject to driveway approval.

Les Elder seconded.

VOTE U/A

ITEM #6

Consideration of acceptance of an application for a minor lot line adjustment of land owned by Christopher and Karen Williams and Daniel and Joanne Sheehy, Assessor's Map F, Lots I and III, zoned R-40, located on Columbus Avenue.

Les Elder motioned to accept.

Kevin Mone seconded.

VOTE U/A

Public Hearing opened.

Public Hearing closed.

Les Elder motioned to approve.
Mike seconded.

VOTE U/A

ITEM #7 Consideration of acceptance of an application for minor subdivision of land owned by Chris and Karen Williams, Assessor's Map F, Lot 1, zoned R-40, located on corner of Columbus Avenue and Toland Road

Kevin McEnany explained the project.

Bill Collins asked if they had WSPCC approval.

Kevin McEnany stated that the approval was pending.

Otis Perry asked about access.

Kevin McEnany stated that it was noted on the plan.

Les Elder motioned to accept.

Mike McDonnell seconded.

Public Hearing Opened

Public Hearing Closed

Bill Collins questioned the Boundary of the wetlands shown on the plan.

Kevin McEnany stated that the boundary was established by field crews.

Les Elder motioned to approve with the following conditions:

1. WSPCC approval
2. wetland mapping on Map F, Lot 1H
3. Notice that the owner will need a driveway permit

Mike McDonnell seconded.

VOTE U/A

ITEM #8 Consideration of acceptance of an application for a minor lot line adjustment of land owned by Terrie Flanagan

Developers), Assessor's Map 20, Lots 6 and 114, zoned R-12 on Nile Street

Jay Stephens of Civil Consultants explained the 2 lot line adjustment.

Les Elder motioned to accept.
Mike McDonnell seconded.

VOTE U/A

Public Hearing opened.

Public Hearing closed.

Otis Perry motioned to approve.

Les Elder seconded.

VOTE U/A

ITEM #10 Consideration of acceptance of an application for a major subdivision of land owned by CLD Investment Properties, Assessor's Map A, Lot 49, zoned R-40 on Sixth Street.

Malcom McNeill spoke concerning the project.

Thirteen house lots are being proposed. City water will be provided. The water line isn't looped due to request by the Assistant City Engineer. A proposed drainage easement is noted as a way of assuring unobstructed drainage.

Asking a waiver of the 1000' cul-d-sac limitation, and sidewalks on both sides.

Lot three will have access onto Sixth Street Lots 1 & 2 will access onto Quail Drive.

Mike McDonnell motioned to accept.
Les Elder seconded.

VOTE U/A

Public Hearing opened.

Public Hearing closed.

Bill Collins explained the TRC comments. HISS completed on the project. Number of lots reduced from 16 to 13. Roadway has been shifted over poor soils. He suggested the City engineer and the department walk the site. It appears wiser to extend water line as opposed to looping. There is a request for sidewalk on one side only and cul-d-sac length

waiver.

Site walk Tuesday, Sept. 20 at 5:30.

Center line of road to be staked.

TABLED

Les Elder stated that TRC comments should be put in the board packets.

ITEM #11 Preliminary Public Hearing on request for alternative design subdivision on land owned by Donald Purdy and Terry Flanagan (Applicant: Civil Consultants), Assessor's Map 20, Lot 114, and Map 21, Lots 1A and 41, zoned R-12 on Court Street. (29 Units)

Jay Stephens explained the project from Civil Consultants. Presented an ADS subdivision.

Duplexes will be constructed, and he explained the sidewalk setup.

Project will be on City water and sewer.

A HISS has been completed as noted on the plan.

Otis Perry thought that the plan met the duplex idea concept the Board had in mind when it amended the ADS provisions.

Les Elder asked what waivers the developer would ask for.

Jay Stephens thought that perhaps the only one will be a sidewalk waiver on one side.

Mike Casino questioned if the open space is useable.

Bill Collins stated that open space will be dealt with in the formal review process.

Pete Bouchard asked if anyone wants to look at it. Most people had seen the site.

Public hearing opened.

Public hearing closed.

Kevin McEnany motioned to approve concept only.

Otis Perry seconded.

VOTE U/A

ITEM #12 Preliminary public hearing on request for alternative design subdivision on land owned by Andrea Friedman (Applicant: Civil Works) Assessor's Map I, Lot 99, zone R-40 on Tanglewood Drive.

Paul Connolly explained the project stated that they were not here seeking a decision of the Planning Board only preliminary feelings. He outlined four concepts.

Concept #1 Division of parcel into 5 lots meeting R-40 requirements.

Concept #2 Development of parcel keeping with standards of R-12 would need a variance.

Concept #3 R-40 subdivision but in accordance with ADS cluster although minimal parcel size is only 6 acres would require a waiver.

Concept #4 Cluster ADS without lot lines but again the developer doesn't have the minimum lot size for ADS would require a waiver.

Otis Perry expressed concern about giving such a large waiver at this early stage of the city's ADS experience. It was not his preference to waive the ADS provisions.

Pete Bouchard expressed concern over the water capacity in the area which has a dead-end line.

Mike McDonnell questioned if all concepts would require a Homeowners Association.

Paul Connolly explained that only private road concepts need associations.

Les Elder agreed with Otis Perry as far as any waiver for ADS proposals.

Kevin Mone agreed.

Public hearing opened.

Allan Lamar 21 Tanglewood commented that there is a flowing stream winter and spring through his yard. Also in regard to the access road, he does not believe that it is 50 foot wide.

Al Lulloff lives across the street and wants to protect the character of the neighborhood. Any change would greatly affect the neighborhood. He thought that the abutters should have been notified.

Public hearing closed.

Paul Connolly thanked the Board.

ITEM #13 Preliminary public hearing on request for alternative design subdivision on land owned by Robert Paolini (Applicant: Sixth Street Associates Inc.) Assessor's

Map B, Lot 18, zoned R-40 on County Farm Cross Roads.

Otis Perry stepped down

Brian Holt explained the project, stating that the parcel is 48.1 acres, zoning is R-40, and the site consists of 3-8% grades with some 14% slopes.

He explained that the developers are aware of the new proposed ordinances and are designing the project in anticipation that they will be approved.

Bill Collins stated that the project is before the Board as an ADS.

Public hearing opened.

Dan Gabriel stated that he is neither for or against but thought that the number of units listed on the plan were more units than would normally be allowed. Expressed concern about the danger of the intersection and he questioned about the water line in the area.

Brian Holt stated that the project does have municipal water and there will be 16 different septic sites, 3.3 homes per site. The site is more than large enough to handle the septic systems. The area of the lot allows for the replacement of septic systems in case of serious problems.

Mr. Holt stated that the reasoning for the ADS concept was because of the lay of the land and reasonable housing costs. No further development will take place on the lot.

Keith Madder lives 250 ft from proposed project and asked if the City still requires a bond for the completion of the private road.

Bill Collins stated yes.

Will lighting be required.

Bill Collins stated yes.

Public Hearing closed.

Joseph Etelman asked what the price will be for the units. Robert Paolini stated that it was too early to tell and that the market will establish it the price.

Harold Preston motion to approve concept.
Les Elder seconded.

Kevin Mone commented on concerns he had over community septic systems.

VOTE 7-0 Otis Perry abstained.

ITEM #14

NEW BUSINESS

Otis Perry resumed his chair.

- a) Bill Collins reminded the Board about a seminar on Thursday concerning cluster development.
- b) A regular meeting has been scheduled for the 27th of September.
- c) Les Elder wanted to know what we can do with TRC comments can the Board get them ahead of time?
- d) ~~Bill Collins stated that the Board would receive the TRC comments in the future.~~
- e) National open space and recreation meeting is on Monday at 7:00 PM

ITEM #15

OLD BUSINESS

- a) Sixth street rezoning. Bill Collins stated that he had made one small amendment. Page 4 change was to delete Transportation Center as an allowed use.

Otis Perry motion to approved proposed rezoning including amendment.

Les Elder seconded.

VOTE U/A

Otis Perry motioned to adjourn.

Les Elder seconded.

VOTE U/A

Meeting adjourned at 9:40 PM