

Approved

MINUTES
DOVER PLANNING BOARD MEETING
SEPTEMBER 27, 1988

Members Present: Mike McDonnell, Otis Perry, Patti Torr,
Harold Preston, Pete Bouchard, Kevin Mone, Susan Eastman

Members Absent: Jim Caliendo, Joe Etelman, Les Elder

Others Present: Bill Collins, Mike Casino

Meeting called to order at 7:05 PM.

Item 1: Approval of minutes. None available for meeting.

Item 2: Public hearing and consideration by the Planning Board of a request for an excavation permit by Grifco Inc., owner James Griffin. Said land is located off of Mast Road, Assessors Map H, Lots 60 and 62.

Paul Griffin, president of Grifco, described pit operations on Mast Road located behind Dover Sand and Gravel pit.

Bill Collins asked for which lot on the submitted plan the approval is sought, Lot 60 or 62?

Mike McDonnell moved to accept application (no second).

Bill Collins asked where excavation is proposed.

Paul Griffin indicated on plan that it was south of the access road.

Pete Bouchard asked if applicant had already gone to the ZBA.

Paul Griffin said they had.

Public hearing opened at 7:15.

Public hearing closed at 7:16.

Otis Perry felt additional information was needed on the plan such as topo and depth to water table.

Bill Collins said we need plat plan for other parcel. He asked what effect excavation would have on the City parcel?

Paul Griffin said excavation would not be near City parcel.

Site visit scheduled for Tuesday, October 4, at 5:30 PM.

Item 3: Consideration of acceptance of an application for

minor subdivision of land owned by Penelope Horne Grossman. Assessors Map 6, Lot 28 on Littleworth Road.

Ken Berry of Berry Surveying acted as representative of property owner. Mr. Berry described the proposed subdivision.

Otis Perry asked how much frontage would there be on the remaining 38 acre parcel.

Ken Berry said 125 feet.

~~Pete Bouchard moved to accept application seconded by Mike McDonnell.~~

Vote: U/A

Public hearing opened 7:25.

Public hearing closed 7:26.

Harold Preston asked if the rear parcel had had a complete boundary survey.

Ken Berry said it had not, only the new 12 acre parcel.

Otis Perry motioned to approve application (no second).

Bill Collins said motion should mention accepting book and page reference for rear lot in lieu of complete survey on plan.

Pete Bouchard said a complete survey was not required on the Hunt Farm subdivision.

The Board discussed the need for a complete property boundary survey.

Otis Perry moved to grant waiver of complete boundary survey.

Patty Torr seconded.

VOTE:

In favor: Patty Torr, Otis Perry.

Opposed: Pete Bouchard, Mike McDonnell, Harold Preston

Motion defeated.

Applicant must submit new survey showing a complete boundary survey on both lots.

Susan Eastman arrived at 7:40.

Item 5: Old Business

Michael Hill Subdivision.

Board discussed site visit for subdivision and driveway permit.

Mike McDonnell moved to approve subdivision.

Otis Perry seconded.

Vote: U/A

Kevin Mone arrived at 7:45.

It was decided not to discuss the Quail Run subdivision site visit at this time.

Item 4: New Business

- 4a. Demonstration of the use of the new Wetlands Evaluation Handbook by Mike Lynch, District Conservation Officer.

Bill Collins introduced Mike Lynch of SCS to discuss Wetlands Evaluation Handbook.

Mike Lynch described the Handbook and wetlands mapping he and Jim Hayden had done in the 6th Street rezoning area.

Otis Perry motioned to send the Handbook to public hearing on either October 18 or October 25.

Mike McDonnell seconded.

Vote: U/A

- 4b. Discussion of the last memoranda of the Transportation Plan. Discussion of a date for public hearing.

Bill Collins discussed the second technical memoranda of the transportation section of the Master Plan.

Pete Bouchard mentioned that parking meters were being discussed for Central Avenue.

Susan Eastman asked what time frame was anticipated for Central Avenue widening.

Bill Collins said a parking garage was needed before widening

could occur.

Kevin Mone moved to send transportation section to public hearing.

Otis Perry seconded.

Otis Perry said there is a need to distribute the Master Plan information to more people especially the City Council.

Vote: U/A

4c. Discussion of the Natural Resources and Open Space section of the Master Plan.

Mike Casino discussed the natural resource/open space/recreation section of the Master Plan.

Workshop scheduled on October 4 at 7 PM to discuss this section of the Plan.

Other Business

- a. Bill Collins explained status of groundwater ordinance and the staff discussions with industrial park tenants.

Otis Perry asked if another public hearing is warranted.

Bill Collins felt comments were not substantial enough to warrant another public hearing..

- b. Bill Collins explained the status of CIP.
- c. Otis Perry discussed efforts of the Historic District Commission and that chapter of the Master Plan will be ready for Planning Board review on October 11.

Kevin Mone motioned to adjourn.

Patti Torr Seconded.

Vote: U/A

Meeting closed at 9:10 PM.