

Draft

MINUTES  
DOVER PLANNING BOARD MEETING  
OCTOBER 25, 1988

MEMBERS PRESENT: Harold Preston, Otis Perry, Mike McDonnell,  
James Caliendo, Joseph Etalmen, Kevin Mone,  
Patricia Torr, Susan Eastman

MEMBERS ABSENT: Les Elder, Pete Bouchard

OTHERS PRESENT: Bill Collins, Steve Stancel, Mike Casino

Meeting called to order at 7:08 PM.

Item #1: Consideration of acceptance of an application for a Site Review of land owned by Mo and John Wong and Hsu Pei Wen (Applicant: Asia Restaurant) Assessor's Map 6, Lots 32, 40, 41 & 42, zoned B-2, located on 42 Third Street.

This application was withdrawn by the applicant.

Item #2: Consideration of acceptance of an application for a Site Review and Conditional Use Permit under the Groundwater Ordinance owned by McQuade Realty Inc., Assessor's Map H, Lot 35C-2A, zoned I-1, located on Progress Drive.

Atty. Doug Gray representing the applicant requested that the Board hold separate public hearings for each item.

This was agreed to by the Board

Atty. Gray stated that there is no pedestrian traffic in that area. When the traffic study was done, there would be less than a 1% increase in traffic flow by the 1997 bracket. The employment would not be increased, there is no effect on the school population, and that there is no appreciable impact with the gas pumps.

Jim Caliendo motioned to accept the application.

Patricia Torr seconded the motion.

Vote 8-1, Joseph Etalmen abstained - motion passed.

Public Hearing opened

Harold Preston recessed the site review application until the November 8, 1988 meeting.

Paul McQuade represented the second part of his application. He stressed that he had received approval from the ZBA for a Special Exception to have the store with gas pumps.

Alan Bryant of Jet Line Services spoke of the type of system to be used. (See packet of information enclosed in applicants folder)

Kevin Mone asked what will happen if it (tank underground) leaks, do alarms go off?

Alan Bryant stated that an alarm does go off before the tank will overflow, which would give the owner enough time to remedy the problem.

Mike McDonnell asked about the delivery system. Are the pumps provided with a pump system. The State requires a reinforced pipe, or double containment.

Alan Bryant stated that it had to be reinforced either with a double wall or a lining.

Steve Leavenworth, a professional engineer, drew some pictures of the type of tanks that will be used. He stated that a 300 degree tank would be used instead of a 360. There would be space between the tank and the outer wall. If there is liquid in this space something is wrong.

Otis Perry had three questions:

1. What do you do with the remaining 60 degrees of the tank?
2. What kind of overfill protection systems are used?
3. What kind of leak detection system does it have, which is best, what is necessary for its maintenance?

Steve Leavenworth replied that the tanks are tested periodically to make sure they are in correct working order. This test consists of putting the tank into operation, and see if it is working. As for the best system, one that detects water and hydrocarbon is the best.

Steve Youngs, a hydrogeologist, from Miller Engineering and Testing, stated that most of the soil there was clay and that it had a good viscosity. (See table re: test boring logs)

Mike McDonnell asked if the hydraulic radiant would move toward or away from municipal wells.

Steve Youngs replied that it would travel in an easterly direction.

Harold Preston recessed this application until November 8, 1988.

Item #3: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Robert and Pamela Machulis, Assessor's Map L. Lot 58J-55E, zoned R-20, located on Cote Drive.

Mike McDonnell motioned to accept the application.

Jim Caliendo seconded.

Public hearing opened.

Public hearing closed.

Bill Collins stated that the 98.60 ft. boundary line on the back part of their property must be deleted.

Mr. Machulis agreed.

Otis Perry motioned for approval of the application.

Mike McDonnell seconded the motion.

VOTE: U/A

Item #4: Consideration of acceptance of an application for a major subdivision of land owned by David Paolini, (Applicant Briarwood Realty Trust), Assessor's Map K, lot 14, zoned R-12, located on Middle Road and Briarwood.

Brian Holt from T.F. Moran stated that this was before the planning board in 1986, and was approved in 1987 consisting of 24 lots. What the applicant is proposing is to increase the subdivision by three lots.

Bill Collins stated that the subdivision plat of 1987 showed a triangle piece (lot 38) being conveyed to Free Trade Inc.

Atty. Alex Nossiff stated the Mr. Paolini has full ownership of all of the land.

Otis Perry motioned to accept the application.

Patricia Torr seconded.

NOTE TO ACCEPT U/A

Public hearing opened.

Public hearing closed.

Jim Caliendo motioned for approval of the application.

Patricia Torr seconded.

VOTE: U/A

#### OLD BUSINESS

- a. Discussion and vote of Grifco extraction permit for a gravel pit.

This item was tabled as the Board felt they needed to speak to Mr. Griffen of Grifco and look at the site to determine the consistency of the soil before an extraction permit can be issued.

- b. Discussion of multi-family site plan for James Tyson.

Otis Perry asked what has been done for a trash receptacle.

Mr. Tyson stated that he had set up a contract with Waste Management for curbside pickup. This was at his expense.

Jim Caliendo asked about a catch basin on the parking side. It was not noted on the plan. (playground & opposite side)

Bill Collins stated that a catch basin was not needed if the grading is improved.

Patricia Torr motioned to approve the application with the following two conditions:

1. open the swale and maintain it on the back of the property by the stockade fence.
2. pipe size to be shown on the plan (12" PVC)

Mike McDonnell seconded the motion.

VOTE: 7 yes, 2 no (Jim Caliendo and Joe Etalmen opposed)  
Motion passed.

- c. Discussion of major subdivision application for John Powers.

Atty. John Wholey represented the application.

Kevin Mone stated that the portion of one lot (#7) is in question for fire safety.

Otis Perry questioned the location of the test pits for leachfields.

Bill Collins stated that they are close to the street and do not meet the State setbacks.

Kevin McEaney stated that they have WSPCC approval for all of the septic systems and that the plan was done on 1" = 100' so they do meet the setbacks.

TRC comments: need to get a fire hydrant closer to the last lot.

Jim Caliendo motioned to approve the application with the following conditions:

1. any structure constructed on lots 3, 4, & 5 as designated on the submitted plan must be equipped with sprinkler systems
2. no structures in the Wetland District as defined by the City of Dover.

Kevin Mone seconded the motion.

VOTE: 8-1, Joe Etalmen opposed, motion passed.

- d. The board felt that they had no affiliation with this driveway waiver for Jeff and Evelyn Savage.

Minutes of 10-13-88 planning board meeting were approved unanimously.

Meeting adjourned 10:30 PM.

*Elaborate  
Mone.*