

MEETING MINUTES
DOVER PLANNING BOARD
NOVEMBER 22, 1988

MEMBERS PRESENT: Harold Preston, Joseph Etelman, Otis Perry,
Kevin Mone, Pete Bouchard, Patricia Torr,
Susan Eastman.

MEMBERS ABSENT: Mike McDonnell, James Caliendo.

OTHERS PRESENT: Bill Collins, Steve Stancel, Mike Casino,
Joanna Childs - Recording Secretary.

Meeting called to order at 7:09 PM

ITEM #1: Approval of Minutes

Joseph Etelman motioned to approve the minutes from November
8, 1988.

Otis Perry seconded.

VOTE U/A

Patricia Torr motioned to approve the minutes from October
25, 1988.

Otis Perry seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a
major subdivision of land owned by William Leavitt,
Assessor's Map J, Lot 19-E, zoned R-40, located on
Old Garrison Road. (5 Lots)

This item was withdrawn.

ITEM #3: Consideration of acceptance of an application for
and ADS subdivision of land owned by River's Edge
II, Inc., Assessor's Map K, Lot 2, zoned R-12 and
R-40, located on Henry Law Ave. (152 Units)

Harold Preston stated that this was an acceptance hearing for
concept only.

Malcolm McNeill represented the application. He gave a
synopsis of the application.

Otis Perry stated that the ADS density was 2 times greater
than that of the grid density. What are the limitations of
the grid to end at such a lower density.

Dick Millette replied that the ordinance only allows it.

With the grid they are limited to single family houses. With the other layout duplexes were the better.

Public hearing opened.

William Wyman asked what the cost of the homes would be.

The developer stated that at this point it couldn't be determined.

Margaret Kohurt asked about the size of the lots on the grid that would be next to the river.

Dick Millette replied that they are between 1 to 1 1/2 acres.

Public hearing closed.

Site review to be scheduled.

Joseph Etelman motioned to accept the application for concept only.

Kevin Mone seconded.

VOTE U/A

ITEM #4: Consideration of acceptance of an application for a site review of land owned by Raymond Hennessy (A. Lipson, Inc.) Assessor's Map 31, Lot 4A, zoned RM-8, located on Fourth Street.

Otis Perry removed himself from the Board on this application.

Raymond Hennessy represented the application. He stated that the building would be built to the same specs as the one that burned on 12-24-87.

Bill Collins stated that there weren't any comments from Technical Review.

Kevin Mone asked about the pitch of the roof, would it be toward the property lines.

Phil Casey stated that the building would not be as wide. The roof will be thirty feet wide on each side and it would drain each way. The runoff from the roof would drain to the back of the property to the natural swale.

VOTE U/A

Public hearing opened.

Tim Robinson of 53 Fifth Street asked if the slats that were on the plan would cover the whole building, and were the gas tanks still going to be used.

Phil Casey replied that the building would be sided all the way around.

Raymond Hennessy stated that at this point the gas tanks were empty, but that they would be using them as they were in perfect working order.

Chris Lund an abutter who lives in the condominiums next to Lipson asked about the noise level.

Raymond Hennessy replied that he had never received any noise complaints.

Chris Lund then asked how he should go about it if he felt the noise was really high.

Raymond Hennessy replied that he should call Lipson twice and if that doesn't do anything, then to call the police department.

Public hearing closed.

Bill Collins asked if there would be a sprinkler system in the new building.

Phil Casey stated that there was not enough square footage and it did not meet the requirement for a sprinkler system.

Patricia Torr motioned to approve the application.

Joseph Etelman seconded.

VOTE U/A

ITEM #5: Consideration of acceptance of an application for a site review of land owned by Mo & John Wong and Hsu Pei Wen (Applicant: Asia Restaurant) Assessor's Map 6, Lots 32, 40, 41, & 42, zoned B-2, located on Third Street.

David Joy represented the application. He stated that the multi-function room that is existing they would like to add 28 feet to it, along with 25 parking spaces. There would also be new lighting and free standing lights in the parking lot. The applicant would need a waiver on the 5 foot setback

requirement on parking.

Otis Perry stated that he felt that the parking lot would create a street connector.

Susan Eastman stated that if speed was a question, that speed bumps could be installed in the parking lot.

Otis Perry motioned to accept the application.

Susan Eastman seconded.

VOTE U/A

Public hearing opened.

Tim Varney of Varney Cleaners asked if the 2 parking spaces on Third Street would be eliminated with the new parking lot.

David Joy stated that at least one of them will be.

Public hearing closed.

Kevin Mone motioned to table the application.

Joseph Etelman seconded.

VOTE U/A

ITEM #6: Consideration of acceptance of an application for a minor lot line adjustment of land owned by North East Federal Credit Union, Assessor's Map 28, Lot 27-219, zoned B-3, located on Central Avenue and Oak Street.

Susan Eastman explained the application. It was to straighten out the right-of-way for Reservoir Street.

Kevin Mone motioned to accept the application.

Otis Perry seconded.

VOTE U/A

Public hearing opened.

Public hearing recessed until December 13, 1988.

OLD BUSINESS

A) Discussion and vote on Harold Cate minor subdivision, Spur Road.

Otis Perry motioned to approve the application with the newly

submitted plan.

Susan Eastman seconded.

VOTE U/A Patricia Torr abstained as she was not present at the last meeting.

B) Discussion of Quail Run Subdivision on Sixth Street.

Malcolm McNeill represented the application. He stated that the subdivision was now 12 lots. The applicant is requesting waivers for the cul-de-sac length and a reduction of the pavement from 32 feet to 24 feet.

The board was in favor of the waiver for the length of the road. They would like to see a sidewalk on the upper side of the road. They also would like to see a driveway directly on the property lines of lots 4 and 6 so that they may be accessed. A special exception would be required for this.

C) Discussion and vote on Jennison ADS subdivision concept on Tolend Road.

Otis Perry motioned to approve the concept.

Joe Etelman seconded.

VOTE U/A

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

Harold Preston stated that this permit would expire on 12/31/88.

Kevin Mone motioned to approve the permit.

Otis Perry seconded.

VOTE U/A

E) Vote on the Transportation Chapter of the Master Plan.

Kevin Mone motioned to approve.

Otis Perry seconded.

VOTE U/A

F) Discussion of Capital Improvements Program.

Bill Collins stated that there would have to be a meeting on this with the department heads.

ITEM #8: New Business

a) Authorize public hearings on Master Plan Chapters:

1) Historic Resources

2) Open Space, Natural Resources and Recreation

Kevin Mone motioned to approve the public hearings.

Pete Bouchard seconded.

VOTE U/A

Patricia Torr motioned to adjourn.

Kevin Mone seconded.

VOTE U/A

Meeting adjourned at 10:05 PM