

DOVER PLANNING BOARD
MINUTES OF MEETING

Meeting Held: December 9, 1986

Members Present: George Maglaras-Chairman, Harold Preston, Reynold Perry, Thomas Scharff, Nancy Sousane (arrived late as noted), Pierre Bouchard (arrived late as noted)

Alternates Present: Joseph Etelman, Michael McDonnell, Jack Kepics

Also Present: Bill Collins-Planning Director, Berrie Donovan-Recording Secretary

Mr. Maglaras called the meeting to order at 7:10 P.M. and explained that Mr. McDonnell and Mr. Etelman would be seated in the absence of regular members.

Item #1: Public hearing on minor lot line adjustment of land owned by Wayne and Dierdre Estes, Assessor's Map H, lots 6, 6-3, and 4M, zoned R-40 on Durham Road.

Wayne Estes explained that lots 4 & 5 should be exchanged to better explain the plan; he bought another lot and added it to the previously approved subdivision.

Public hearing opened: no comment
Public hearing closed.

(Ms. Sousane arrived at this point)

Mr. Preston motioned to approve; Mr. Scharff seconded.
Vote: U/A to approve the lot line adjustment.

Item #2: Consideration of acceptance of an application for minor subdivision of land owned by Napoleon J. & Maryanne Boucher, Assessor's Map G, lot 31, zoned I-1 on Crosby Road.

Malcolm McNeill, Attorney representing the Bouchers, noted that a stamp would be added to the plan. He explained the subdivision.

Mr. Preston motioned to accept the application; Mr. Scharff seconded.

Vote: U/A to accept.

Public hearing opened: no comment
Public hearing closed.

Mr. Preston motioned to approve subject to a seal on the plan;
Mr. Scharff seconded.

Vote: U/A to approve the application for minor subdivision.

Item #3: Consideration of acceptance of an application for major subdivision of land owned by Dennis Zibolis (Pike's Mill Landing), Assessor's Map E, lot 22E, zoned R-20 on Sixth Street.

Ken Berry, Berry Surveying and representing Mr. Zibolis, explained the major subdivision of 45 lots. He noted that there is approximately 14.5% lot coverage, adequate perc and test pit information; that the original plan was to propose a community septic system which the Board voted down, and that the shoreline has been redesigned to accept the proposed new Conservation District zone. He noted there would be an increase in the school population of about 45 children.

(Mr. Bouchard arrived at this point)

Mr. Collins read the Technical Review Committee's suggestions, and noted that the applicant submitted the revised application fee.

Mr. Preston inquired as to the status of the additional test pit information requested by the WSPCC.

Mr. Berry noted that they have not done the additional test holes, but all other issues brought up by the Technical Review Committee and State have been addressed.

Mr. Bouchard noted that a new detail sheet will be necessary due to the water line on the cul-de-sac which will tie in at the main street.

Mr. Scharff motioned to accept for discussion; Mr. McDonnell seconded.

Vote: U/A to accept for discussion

Public hearing opened: no comment
Public hearing closed.

A site review was scheduled for December 16, 1986 at 3:00 P.M.

The developer was requested to stake out the center of the road and delineate the bounds of the current Conservation District.

This issue to be brought up under Old Business on January 13, 1987

Item #4: Consideration of acceptance of an applicatin for major subdivision of land owned by Paolini Development (applicant: Free Trade, Inc./Paolini Development Trust), Assessor's Map 14 and 18A, zoned R-12 on Hawthorne and Middle Roads.

Malcolm McNeill, Attorney representing the applicants, requested a waiver of the sidewalks on both sides of the street; noted the retention pond on lot #27 and recommended an easement for the City to maintain it along with the necessary funds. He noted that it is not fair to have the owner of the lot maintain the pond.

Bryan Holt of Tom Moran Surveyors explained the water line looping; noted that a corrected plan has been presented showing the correct amount of square footage on lot #11.

Attorney McNeill noted that school population would be increased by 45 students based on Dover's multiplier.

Mr. Preston explained that he owns property in the area but is not an abutter and has no problem sitting on this case.

Mr. Bouchard motioned to accept for discussion; Mr. Preston seconded.

Vote: U/A to accept for discussion.

Public hearing opened: no comment
Public hearing closed.

A site review was scheduled for December 17, 1986 at 3:00 P.M. The developer to stake the center line of the road.

Item #5: New Business.

a. Berthiaume land on Boston Harbor Road.

Al Berthiaume explained the need for further permission from the Planning Board to build a bulkhead in the Conservation District. Mr. Scharff motioned to send a letter to the ZBA noting the

Planning Board's consent for Mr. Berthiaume to continue with his project. Mr. Bouchard seconded.

Vote: U/A to approve

Item #6: Old Business.

a. Discussin of site review of land owned by Charles H. Miller/Richard Tourtellot (Little Harbor Development Company), Assessor's Map I, lots 3B and 2J-1, zoned RM-12 at the end of Shaw's Lane. (Tideview Estates)

Mr. Collins noted that the plan has been revised to show 100 units rather than the originally proposed 120 units, that all are four unit buildings and that the developer has consolidated the active recreation area near the Garrison School property. A four foot fence is proposed along Shaw's Lane abutting the school.

Mr. Preston motioned to approve as submitted subject to the Technical Review Committee recommendations; Mr. Bouchard seconded.

Mr. Collins noted that the revised Conservation District will have no effect on the project, but that the rip-rap drainage swale as proposed will have to have ZBA approval.

Vote: U/A to approve application for site review.

b. Discussion of the Haggemiller project.

Malcolm McNeill explained that a signed purchase and sales agreement has been obtained for the land necessary to revise the Sixth Street/Longhill Road intersection; that Jaworski GeoTech did their study without going into bedrock due to the cost such a report would generate and that the firm was chosen by the Board, not the developer; that all State approvals have been obtained; that the project was accepted in June and the 90 days in which the Board has to make a decision has expired; that the developer is in danger of losing the project because of the new tax laws. He suggested that the Board hold a public hearing at the next meeting which is a workshop, make a decision tonite, or leave it alone and ask the City Council to render a decision based on the fact that the 90 day period has expired. He noted that he would rather the decision on this case be made by the Board, not the courts.

Mr. Preston noted that State approvals are minimal; that there is too much ledge at five feet; that he has requested a plan showing the location of the septic system and the wells a long time ago and it has not been presented.

Mr. Scharff questioned why the Board was not made aware of the purchase and sales agreement on the land near the intersection until tonite, to which Attorney McNeill responded that it should not be of concern to the Planning Board.

Mr. Collins noted that the intersection problem was only resolved tonite and only by verbal notification; that the hydrogeologic report was submitted only last Friday at 4:30 P.M., after closing time...not enough time for Board members to receive and review; and that Jaworski GeoTech was chosen by the developer as one out of three suggested by the Planning Department.

Board Members indicated they would like time to read and review the report.

Mr. Bouchard again noted his concern with the drinking water and the fact that the City may have to run a water line at a later date due to contamination of the wells by the septic systems.

Mr. Collins requested copies of the report for the Conservation Commission and Planning Board members.

Attorney McNeill reiterated the fact that there would be no extension of time beyond next Tuesday for the Board to make a decision on this project.

Mr. Preston again requested a plan of the wells and septic systems.

Eric Roger, developer, noted that that could not be done until the location of the house is determined at the time of a building permit.

Mr. Maglaras requested that members of the press present spread the word that this item will be on the Planning Board agenda next Tuesday. He requested Attorney McNeill to bring in the necessary copies of the hydrogeologic report and to notify all abutters within 300 feet of the project of the meeting. He also requested that Attorney McNeill have the hydrologist present at the meeting. The Board determined that this meeting would be recessed and reconvened at the December 16, 1986 meeting.

c. Discussion of the Sixth Street Conservation District on the

official Dover Zoning Map.

Mr. Maglaras noted that this item will go to a public hearing extending the existing zones and eliminating the present area.

d. Discussion of the Tolend Road landfill rezoning.

Mr. Collins noted that a text and map change will take place along with a formal ordinance and then a public hearing, probably at the second meeting in January, 1987.

Mr. Scharff motioned to recess the meeting to December 16, 1986; Mr. Preston seconded.

Vote: U/A to recess.