

**DRAFT**

PLANNING BOARD MINUTES

Minutes of Dover Planning Board held September 13, Tuesday, in the City Council Chambers at 7:30 PM.

Members present: Stephania Faria, Vice Chairman; Councilman James McAdams; Harold Preston; Kerry Forbes; Timothy Sheldon, Planning Director and Robert D. Steele, City Manager.

The meeting was called to order by Vice Chairman Stephanie Faria due to the absence of Chairman George Maglaras.

Item #1. The notice of the meeting called for a public hearing on the minor subdivision of land of Muriel L. McDuffee, which was not held due to an error in notification.

Item #2. There was a discussion of a zoning amendment to define the term "rooming houses" and "living units". This matter was deferred to the next Planning Board meeting on Spetember 27th.

Item #3. The site review for the proposed development by Tim Pearson of the Cecil Carpenter property on Henry Law Avenue that was held Thursday, September 8th - On a motion by Steele seconded by McAdams the site plan was approved with the following conditions:

1. That the Planning Board refer the reconstruction of Henry Law Avenue from Washington Street to Tennyson Drive for inclusion in the 1984 Capital Improvement Program, and that this project be given top priority because of the traffic and high density in this area.
2. That the Planning Department will not receive any new plans for development, subdivision or site reviews in this area until the Planning Board has reviewed thr current zoning provisions to determine if the present permitted planned usages are proper.
3. That the developer, Mr. Pearson, will provide five interim parking spaces for abutting property owners until road improvements are made on Henry Law Avenue; however, no longer than June 30 of 1985.
4. Approval is conditional upon the developer receiving a driveway permit.
5. That the development is contingent upon receiving State sewer and water approvals.

The vote taken was unanimous amongst all those present.

Item #4. Councilman Arthur D. Maglaras, who was present in the audience,

asked about the status of the proposed Dover Housing Authority project on Niles Street. Planning Director responded that the application has been received in the Planning Department, but no technical review has been made as yet.

Councilman James McAdams commented on the format of the agenda, and it was mutually agreed that in the future the first item shall be the approval of prior minutes, and that old business should precede new business on the agenda.

The meeting adjourned at 8:15 PM on a motion by Steele, seconded by Forbes, and unanimously approved.

The next Planning Board meeting will be September 27th at 7:00 PM.

September 13, 1983

To The Members of The Dover Planning Board,

We the undersigned, concerned citizens living in the Henry Law Avenue area of Dover, do hereby request that before any further construction be so much as considered for our area, the planning *board* refer the area to the city council for consideration of a portion of the federal capital improvement monies in order to take action on the infrastructural hazards that we have.

It is our firm belief that this area is hazardous to the children in the area, due largely to the gongestion on Henry Law Avenue, and also that there is due concern in the area as to the amount of drainage and sewer relief that the existing lines can handle.

Please be advised that we fully intend to persue this matter to the fullest extent, but we must also assure the council that we will fully cooperate with you at alltimes and in any manner that we can.

We thank the members of the board for all of the cooperation that we have gotten to date and we hope that you will further support our efforts and represent us, the citizens.

Respectfully,