

DOVER PLANNING BOARD MEETING
NOVEMBER 29, 1983

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DRAFT

Members Present: George Maglaras, Wally Akerman, Stephanie Faria, Peter Bouchard, Craig Williams, James McAdams, Kerry Forbes and Planning Director Tim Sheldon.

ITEM 1: Public Hearing on amendments to zoning ordinance; definition of family and parking requirements for multi-family dwellings and rooming houses.

Tim Sheldon explained the proposed zoning amendments. George Maglaras opened public hearing.

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1. Don Mullme, a resident of Elm Street spoke in favor of the proposed amendments.
 2. Mary White spoke in favor of the proposed amendment.

George Maglaras closed the Public Hearing.

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- Kerry Forbes moved to amend the proposed amendment by changing the proposed 2 parking space for every multi-family unit with a one and a half space standard. Stephanie Faria seconded the motion. Discussion ensued and the amendment was approved on a 5-3 vote.

- ITEM 2: Public Hearing on the minor subdivision of George and Dorothy Prescott, Back Road (M-92) Arthur Thomits explained the subdivision request.

George Maglaras opened the Public Hearing.

- 1. Mr. Dexter, an abuttor asked to see the proposed development plan. He said he was not against the plan.

Public Hearing Closed.

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- Moved by Forbes, seconded by Faria to approve the proposed subdivision contingent upon the following items:

1. Receipt of ~~W~~SPCC and City Septic Approval
 2. Receipt of City driveway permit for lot #3
 3. Lot 2A be combined with lot 2 to create one lot of record.
- UA.

- ITEM 3: Public Hearing on the minor subdivision of the land of Jean Roberts (for the estate of Helen Roberts Snook). Map L, lot 95 off Robeck Road.

Planning Board members Forbes and Williams withdrew from participation on the item. Mr. Bonnye McGeary explained the subdivision request.

George Maglaras opened the Public Hearing.

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1. Edward Hogenski asked where the sidewalk specification was on the plan. Tim Sheldon explained that the applicant was applying for a waiver of the sidewalk standard.
 2. Mr. Schultz, an abuttor to the proposed roadway extension from Roberts Road expressed a concern over the proposed roads impact on his property: elevation differences, driveway grade problem and drainage.
 3. Edward Hogenski questioned the road design.

Public Hearing Closed.

George Maglaras explained to the public that a site review would be needed and on a motion by Faria, and a second by Bouchard, the Planning Board set a site review for Thursday, December 1st. at 3:30 p.m. U.A. (Williams and Forbes abstained).

ITEM 4: Public Hearing on the site review of land owned by Evans Product Co. (Grossman's Lumber) Assessor's map 40, Lot 22.

Mr. Robert Venne, representing Grossman's, explained the development plan.

Public Hearing opened by George Maglaras.
Public Hearing closed by George Maglaras.

On a motion by Bouchard, seconded by Faria, the Planning Board approved the site application with the following conditions:

1. All lighting (existing/future) should be installed from the Longhill Road orientation so that light is directed inward and not toward the residential properties to the ^W south. ^{NORTH}
2. The pine trees located along the southerly property line shall remain intact.
3. An 8' screening fence shall envelop the site and vinyl brown/green slats are recommended if a chain-link fence is erected.
4. The dumpster should either be enclosed within the screened yard area or fenced in if located outside the yard area.
5. No open stacking shall take place on the yard where its' height exceeds 8'.
6. Drainline connecting new catch basin to existing system shall be 12" perforated pipe (plastic or cmp).
7. New catch basin shall be a leaching basin such as that shown on the design detail on Nov. 10, 1917 memo to planning Director.
8. Entrance islands are required and shall be constructed with granite. Straight edge granite for all radii on City right of way.

Review

ITEM 5: Public Hearing on the site rental of land owned by Spinelli Realty Trust. Assessor's Map 31, Lot 23 on Third Street.

Mike Spinelli explained the site development plan.

Public Hearing Opened by George Maglaras.

Public Hearing Closed by George Maglaras.

Moved by Faria seconded by Forbes to approve subject to:

- 1. Driveway permit sideyard.
- 2. Waived 7' sideyard setback (6' proposed ^{YARD}sideway) U.A.

Waived yard

ITEM 6: Public Hearing on the site of land owned by Garrison Hill Greenhouse, Inc., Assessor's Map 37, Lot 29 on Central Avenue.

Mr. Army, representing the owners, explained the site development plan.

Bring

George Maglaras Opened the public hearing.

Moved by Stephanie seconded by Preston approve the site plan with the following conditions:

- 1. Easement from ~~Manneford Drive~~ ^{Greene?} for offsite parking.
- 2. Approval of utility connection by Director of Public Works. U.A.

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Pardon to
Manneford
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ITEM 7: Public Hearing (recommend from 11/29/83 meeting) on site review of lands of Samuel ~~Tampsri~~ and Gerald Nash (Demoulas) on Assessor's Map D, Lot 2 and 2C on Somersworth Road.

Recommend
Tampsri

Tim Sheldon reviewed the site Review Screening Committee's Nov. 28, 1983 letter outlining 10 items the developer needed to address. Mike Kettenback, representing Demoulas, said all 10 items would be complied with.

Board

Tim Sheldon then reviewed with the Planning ~~Director~~ ^{BOARD} the site Review Screening Committee's agenda of the proposed off-site traffic improvements.

George Maglaras opened public Hearing

- 1. Mr. Andrew Galt asked if the water detention basin was properly sited. Mr. Jim Feuda, representing Demoulas said it was adequately sited.

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Mr. Galt asked who is going to pay for the maintainance of the grease traps and filtration system. Mr Kettenback said it would be Demoulas' responsibility.

- 2. Mr. Prlers asked if the Planning Board would be making a decision at this meeting. Mr. Maglaras answered no.

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- 3. Mr. Andrew Galt asked what the daily traffic flow generated from the shopping center would be. Mr. D'Anglo, representing Demoulas, said approximately 9-10,000 daily

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Chairman recessed the Public Hearing until next regularly scheduled Planning Board Meeting.

ITEM 8: OLD BUSINESS

now *AR*
Boulangers subdivision - Bouchard moved, Faria seconded to take from the table the Boulangier Subdivision application. Robert Boulangier was present to explain the proposal and mentioned that the proposed driveway to lot B would be from that section of Old Garrison Road that is not maintained by the City.

Moved by Faria, seconded by Preston to approve the proposed subdivision contingent upon the following items:

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1. All conditions ^vherin stated shall be placed on the mylen. ^{AR}
 2. The driveway (driveway permit required) to lot B must be located within that portion of Old Garrison Road that is maintained by the City of Dover. (To the Hill entryway)
 3. The applicant be advised that Old Garrison Road is a class 6 highway, and as such, the City will not provide any additional services beyond those that are now provided. This condition shall be placed in the deed of the subject properties.
 4. The applicant be advised that Old Garrison Road is classified as a "Scenic Highway", and as such, any changes to the roadway proper, abutting stone walls and vegetation are prohibited. The Planning Board is the review agency for any development activities within said roadway. This condition shall be placed on the deeds of the subject property.

5. Receipt of WSPCC and City septic approvals. U.A.

ADE
B. ABE subdivision - McAdams moved, Faria seconded to take from the table the ^{DE}ABE subdivison application.

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moved by Faria, seconded by Akerman to approve the subdivison as submitted. U.A.

C.

Max page

B/ ~~ABE~~ Subdovosop

B.) ABE Subdivision - McAdams moved, Faria seconded to take from the table the ABE subdivision application.

Moved by Faria, seconded by Akerman to approve the subdivision as submitted. U.A.

C/ Review of sign ordinance moved by McAdams, seconded by Faria to set a workshop date to discuss the sign NEW ordinance with the city council ordinance committee and other interested council members. Date set Dec. 13, 1983 at 7:00 pm. U.A.

D.) Approval of minutes - 11-15-83 on page 2, item #3, Peter Bouchard moved not George Maglaras. Moved by Faria, seconded by Akerman

on correction. U.A. To Approve minutes with

Adjourned by Bouchard, Seconded by Faria.
U.A.