

DOVER PLANNING BOARD
MINUTES OF MEETING

Held: Tuesday, May 27, 1980
Dover Council Chambers

ITEM #1: ROLL CALL:

Members present: Chairperson Crowell, G. Maglaras, K. Forbes, P. Bouchard, H. Griffin, W. Akerman, Councilmember McAdams and City Manager Steele. Also present was Planning Director Timothy Sheldon.

ITEM #2: APPROVAL OF MINUTES OF MEETING HELD APRIL 22, 1980.

Moved by Griffin, seconded by McAdams to approve minutes as written. U.A.

ITEM #3: PUBLIC HEARING ON THE MAJOR SUBDIVISION OF LANDS OF FISCHER AGENCY, ASSESSOR'S MAP C, LOT 6 OF ROCHESTER NECK ROAD.

Mr. Sheldon explained Fischer's intentions for this major subdivision. He noted the lack of delineation of the conservation district on the plat.

-Ms Sue Foss spoke against subdivision citing the the parcel in question was believed to belong to a relative.

-Mrs. Ann Foss spoke against subdivision citing that the parcel in question was believed to belong to a relative.

-Mr. Walter Fischer, applicant, spoke in favor.

Discussion ensued in reference to:

-Conservation District

-Overhead utilities from Glen Hill Road (per Fischer)

-Drainage Problems

-Need of a fire hydrant

-Receipt of WSPCC approval

Moved by Bouchard, seconded by Maglaras, to defer any action until a site review has been performed. Site Review set up for Monday June 2, 1980 at 4:30 p.m. U.A. (Forbes abstained)

ITEM #4: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF ALBERT BASTIANELLI, ASSESSOR'S MAP I, LOT 14 ON DURHAM ROAD.

Mr. Sheldon explained this subdivision, and noted that it did not meet the Zoning Ordinance as there was insufficient frontage. He also noted that the frontage problem could be circumvented by replacing the 40' roadway frontage with a right of way along that same area.

-Albert Bastianelli, applicant, spoke in favor.

Moved by Maglaras, seconded by Griffin to approve with the following conditions:

-Right of Way be established as per Subdivision Ordinance.

-Tie in with City Sewer

-Receipt of Driveway Permit.

FOR: Crowell, Forbes, Maglaras, McAdams, Bouchard, Griffin, Akerman.

AGAINST: Steele. Subdivision APPROVED.

ITEM #5: PUBLIC HEARING ON THE WAIVER OF DRIVEWAY ORDINANCE, SECTION 41:10, BY WALLACE JONES, ASSESSOR'S MAP 21, LOT 43 AT 1 TENNYSON AVENUE.

Mr. Sheldon explained the reason behind Mr. Jones' request for a double driveway (entrance on both Court and Tennyson).

-Mr. Jones spoke in favor of his request.

-Abutters C. Kraus and K. Kraus spoke in favor.

-Bouchard stated that the drainage was flowing into Mr. Jones lot.

Moved by Maglaras, seconded by McAdams, to defer action until a site review was held. Said site review to be held on Monday, June 2, 1980 at 3:45 p.m. U.A.

ITEM #6: PUBLIC HEARING ON THE SITE REVIEW ON McQUADE REALTY, ASSESSOR'S MAP 25,
LOT 43 AT THE CORNER OF PORTLAND AVENUE AND OAK STREET.

Mr. Sheldon explained the commercial site and that the intentions of the applicant was to construct only a liquor store (approval from ZBA received) and not a mini mall type structure.

-Mr. Phil Casey, representing the applicant, presented the requested site review with a new plat to describe the changes from the original plan (just the liquor store - no other buildings at the present time).

-Barbara Watters, Danbury Lane, questioned the effect of said store on the traffic patterns.

-Joan Noyes, Gulf Road, questioned the effect it would have on the Guppy Park Pool and the children that travel back and forth with no sidewalks to protect them.

-Steele mentioned that this structure would create no demand for water facilities and that in case of fire, it would be no different than any of the structures in that area.

Discussion ensued in reference to the following:

- dumpster location
- curbing island
- drainage detail for water off back of site to west
- landscaping
- receipt of WSPCC approval
- realignment of entryway curbing
- review of loading dock pavement detail
- aesthetics of exterior
- Police department to check out the traffic problem
- receipt of driveway permit.

Moved by Forbes, seconded by Maglaras, to defer action until a site review is held. Site review to be held on Monday, June 2, 1980 at 4:00 p.m. U.A.

ITEM #7: NEW BUSINESS

A. Mr. Arthur Nickless - Mr. Nickless was not present so Mr. William Donovan described his intentions on the Dover Point Road parcel he owns and would like to subdivide into 4 lots - serviced by a private right of way. Discussion ensued in reference to the violations that would occur pursuant to the Subdivision Regulations.

Moved by Griffin, seconded by Forbes that Mr. Donovan abide by the Subdivision Ordinance for his property off the Dover Point Road. If he wishes further guidance on future actions, he should visit the Planning Office. U.A.

ITEM #8: OLD BUSINESS

A. Rochester Neck Road - Pioneer Sand & Gravel/Midway (Chairperson Crowell relinquished the chair). Letter from Pioneer Sand & Gravel was read to the Board. It was decided to hold a site review on Monday, June 2, 1980 at 5:00 p.m.

B. Spinelli Corporation - Mr. Sheldon explained Spinelli Corporations withdrawal of proposal from the Planning Board.

-Members of the Planning Board to hold a site review at Cocheco Pines on Monday, June 2, 1980 at 4:40 p.m. This is necessary to resolve a problem associated with the lack of enforcement of the C.O. requirements by the Building Inspector.

ITEM #9: ADJOURNMENT.

Moved by Maglaras, seconded Bouchard to adjourn. U.A.