

DOVER PLANNING BOARD
MINUTES OF MEETING

Held: Tuesday, November 25, 1980
Dover Council Chambers

ITEM #1: ROLL CALL

Members present: Chairman A. Crowell, H. Griffin, G. Maglaras, R. Steele, P. Bouchard, K. Forbes, and W. Akerman. Also present was Planning Director T. Sheldon and Assistant Engineer Lou Gobin.

ITEM #2: APPROVAL OF MINUTES OF MEETINGS HELD:

- (a) August 26, 1980. Moved by Maglaras, seconded by Griffin, to approve minutes as submitted. U.A.
- (b) September 18, 1980. Moved by Maglaras, seconded by Griffin to approve minutes as submitted. U.A.
- (c) October 30, 1980. Moved by Maglaras, seconded by Griffin to approve minutes of 10/30/80 meeting with the following change: U.A.
Item #1-WILSON. Condition #1 of subdivision approval should read as follows:

"The deed for lot 6A shall state that the owner be responsible for costs incurred in running water line from the meter on Lot 6A to the water main and that the applicant would be responsible for the upkeep and maintenance of said line."

ITEM #3: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF THOMAS AND ROWENA WALSH, ASSESSOR'S MAP F, LOT 21 ON LITTLEWORTH ROAD.

Mr. Sheldon explained this subdivision and stated that it met all City zoning and subdivision regulations.

Moved by Steele, seconded by Maglaras to approve the subdivision as submitted with the following conditions:

1. Receipt of State Driveway Approval.
2. Receipt of WSPCC Approval.
3. Receipt of City Septic Approval.

APPROVED: U.A.

ITEM #4: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF ALTON AND SHARON DECATO, ASSESSOR'S MAP I, LOT 70 ON BACK RIVER ROAD.

Mr. Sheldon explained this subdivision and stated that it met all zoning regulations but failed to meet sideyard setback requirements in reference to the septic system/leach bed, according to City Engineer's letter.

Mr. Alton Decato spoke in favor.

Mr. Hugh McMahon spoke in favor.

Mrs. Sharon Decato spoke in favor.

Ms. Irene Callahan spoke in favor.

Mr. John Galloway spoke in opposition, questioning the legality of the present septic system on lot #1.

Mrs. Rose Galloway spoke in opposition in reference to the perceived diminution of surrounding properties values if approved.

Attorney Robert Shea, representing Caroline French spoke in opposition.

Mr. and Mrs. Pelletier spoke in opposition.

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

1. The property line between lots 1 and 2 shall be modified to allow a 10' setback from the leach bed, keeping the 125' frontage and the required 20,000 sq. footage.
2. Receipt of new WSPCC approval.
3. Receipt of driveway permit.

APPROVED: For. Forbes Bouchard Steele Akerman Maglaras. Against: Griffin, McAdams.

ITEM #5: PUBLIC HEARING ON THE REZONING OF ASSESSOR'S MAP H, LOT 35, OWNED BY ADELIN DAVIS (Commonly known as the Sumner Davis homestead) FROM R-20 TO I-1.

Mr. Edward Hall explained the applicant's request to have parcel rezoned to an I-1 zone. He stated that the surrounding area was already zoned I-1 and that the area in question had at one time been considered for rezoning but did not get approved because Mr. Davis requested his parcel remain agriculturally zoned.

Mrs. Hall, daughter of applicant, requested that the parcel be rezoned back to industrial.

-Mr. Sheldon clarified that in 1962 the City Council approved all but the Davis homestead for industrial use.

Irene York spoke in favor.

Discussion ensued and it was noted that the access for the parcel should not be off Knox Marsh Road but from Sumner Drive. This would be discussed at the time of site review.

Moved by Steele, seconded by McAdams, to approve rezoning and to direct the Planning Director to communicate with the City Council the Board's view.

APPROVED: U.A.

ITEM #6: OLD BUSINESS

(A) Polychronis site review (Avon Avenue) Mr. Sheldon brought the Board up to date in reference to the site review held November 5, 1980 (no quorum).

Moved by Maglaras, seconded by Akerman, to approve site review with the following conditions:

1. Sewer line size to be determined by the Director of Public Works.
2. Six inch water line be ductile iron as specified by the Water Board.
3. Fire hydrant be placed in the vicinity of the apartment complex as specified by the Water Board.
4. Dumpster location and screening be delineated on the proposed plat.
5. The Planning Board vote to approve waiver from the Driveway Ordinance for a 81' driveway cut.

APPROVED. For. Steele Akerman Maglaras Bouchard McAdams. Against. Griffin. Abstained Forbes.

(B) New Homes Inc. (Glenwood Avenue) Mr. Sheldon brought the Board up to date in reference to the site review held August 26, 1980. Mr. Bouchard stated that the Public Works Department was unable to obtain an easement across Mrs. Vallee's property for drainage and noted that the drainage problem was actually the City's problem. Discussion ensued in reference to the additional water which would result from approval of subdivision.

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

1. Receipt of Driveway Permit.
2. Receipt of City Septic Approval.
3. Item #3 under Conditions and Comments of Report of Review dated 8/26/80 stating that the resolution of identified drainage problem to the satisfaction of the City Engineer, City Manager, Director of Public Works and Planning Director be complied with has been recinded by the above-referenced people.

APPROVED. U.A. Forbes abstained.

ITEM # 7: NEW BUSINESS THAT MAY COME BEFORE THE BOARD.

No new business was brought before the Board.

ITEM #8: ADJOURNMENT

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