

DOVER PLANNING BOARD

SPECIAL MEETING

HELD: Tuesday, April 25, 1978
4:30 p.m.
Site Reviews: Proposed Wendy's
Hamburger and Koutrelakos'
Major Subdivision

WENDY'S SITE REVIEW

The City Of Dover Planning Board conducted a field inspection to the above-referenced sites on April 25, 1978. Members present: Chairperson Ackerman, Vice-Chairperson Miller, Members Crowell, Gerrish, Bouchard, Forbes, and Schofield. Also present was Assistant Planning Director Timothy Sheldon.

Mr. T. Stewart and Mr. A. Sampson, representatives of Wendy's Hamburgers, met with the Planning Board at their proposed building site located at the corner of Central Avenue and English Village Road. The Board discussed issues regarding on-site traffic circulation, parking, provision of services, off-site drainage, access, etc. Assistant Director Sheldon presented an alternative site layout calling for limited access from Central Ave., elimination of parking along the northerly property line and in front of the building, realignment of the building and provision of parking along the entire length of the southerly property line. The Board further discussed the need for a drainage easement from potentially impacted abutters, the need for a landscape plan, the delineation of all lighting elements and the need for putting a sleeve under Central Avenue so to hook into the sanitary sewer system.

The Board will schedule a public hearing on said proposal pending the receipt of an acceptable revised plan.

KOUTRELAKOS' MAJOR SUBDIVISION

Mr. Doug Ferrigno, representing Gregorios Koutrelakos, met with the Planning Board at his proposed subdivision located on County Farm Road. Member Schofield was not present for this site review, while Jay Stephens (City Engineer) did attend.

Following said site review, Chairperson Ackerman called to order an official meeting of the Planning Board at 5:40 p.m.

Moved by Crowell, seconded by Miller that said subdivision be preliminarily approved subject to the following conditions:

1. Lots #3 and #14 shall have driveway access only onto the collector cul-de-sac;
2. All cuts and fills shall be designed to a 2:1 slope and shall be appropriately planted with vegetation so to retard erosion;
3. The Federally designated Flood Hazard Zone shall be delineated on any subsequent final plat. Restrictive covenants regulating the alteration of such floodway and the construction of structures below the 100 year flood level is recommended;
4. A waiver by the City Council of the cul-de-sac length be granted;
5. Redesign of the turnaround to the configuration of a "teardrop";
6. Redesign of lot #'s 8,9,10, and 11 to conform with the revised turnaround configuration;
7. The island within the turnaround shall be planted and curbed;
8. Drainage facilities to be reviewed by the City Engineer;
9. Improvements profile to include the turnaround;
10. The property lines of all abutters shall be delineated;
11. Compliance with the City Sewer Ordinance.

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Said motion was unanimously approved.

Said meeting was adjourned at 6:00 p.m. on a motion by Miller, seconded by Forbes.
Unanimously approved.