

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Tuesday, Feb. 6, 1973  
7:00 p.m.  
Municipal Courtroom  
Municipal Building  
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following were present: Chairman Frank O. Estes, Clerk Hugh C Tuttle, Mr. Paul E. Hale, Mr. Harry N. Griffin, Planning Director Christopher Sheridan.

Also attending were those people mentioned in the following minutes.

ITEM NO. 2: PUBLIC HEARING ON APPLICATION OF MELVIN MORRISON FOR LIMITED SUBDIVISION OF LOT 7, ASSESSOR'S MAP G:

Mr. Robert McKenna represented Mr. Morrison and told the Board that what Mr. Morrison wished to do was split Lot 7 into two parcels -- the first to contain 1.61 acres with 195 feet of frontage on Washington Street and currently occupied by the existing single family house; and the second to contain 26 acres to be located to the rear of the existing house. There are no present development plans for the proposed back parcel, but single family houses would possibly be built at some point in the future if this subdivision were approved.

Mr. Sheridan thought the Board would possibly want to consider more than one point of access if a substantial development were contemplated.

Mr. McKenna said that when and if development plans are finalized, they would come back to the Planning Board for public hearing and at that time lot sizes would be stipulated.

Mrs. Barbara Sturrock, 335 Washington Street, stated that the Assessor's records and the surveyor's plan were not the same. She told the Board that the residents in this area are sending a petition to the City Council Traffic Committee to alleviate some of the traffic on that road. She thought this case was very important in determining what will be done to other back land property in the vicinity.

Mr. Richard Mathes, said the problem in putting access roads in would be visibility, particularly coming up the hill.

Mr. Henri Gaudette, spoke of the visibility on access ways.

Mr. Sidney Kates, spoke of access ways, and depth.

Mr. Vatis pointed out the congestion and heavy traffic which is getting worse as time goes on with the many school children in the area.

Air rights for the overhanging trees was then discussed

The public hearing on the Morrison Subdivision was then declared closed.

ITEM NO. 4: PUBLIC HEARING ON APPLICATION OF PATRICK CRAGIN FOR THE LIMITED SUBDIVISION OF LOTS 7 AND 8, ASSESSOR'S MAP 14, BELLAMY ROAD:

Mr. Cragin told the Board that he was requesting the subdivision to conform to the 10,000 sq. ft. zoning requirement.

Mr. Sheridan told those present that there were a total of five lots -- four on Bellamy Road and one on Fairfield Drive. The four lots on Bellamy Road will become three and the one on Fairfield Drive will require a variance. The City Engineer recommended that the Bellamy Road lots be carefully shaped so as to drain to the existing culvert which currently runs under Bellamy Road.

Mr. Norman Laprise thought the City should put in new sewer systems in the area, and that new houses would be an improvement to the area.

Mrs. Gale, 11 Sunset Drive, said the property was in a swampy area. She continued that very large puddles accumulated, especially in the Springtime. Her concern was that four new houses were being built in an area that still remains in this condition because no dredging was done by the builder. She said she was not against having new houses.

Mrs. Gale continued that no building permit had been obtained as of that afternoon.

Mr. Saul Horne said that there was a culvert under Fairfield Drive draining into Lot A. He continued that if this culvert were interrupted, there would be a lake in front of his house.

Mr. Cragin said he spoke with the Building Inspector and was under the impression that he would get building permits with no problem.

Mrs. Gale said the Building Inspector had not been down and was not aware of what was going on beyond the issuance of one building permit. She questioned the filling procedures

Chairman Estes then declared the hearing closed.

ITEM NO. 5: NEW BUSINESS:

a. Discussion re: Zoning Revisions concerning Barber and Beauty Shops and Customary Home Occupations:

Mr. Sheridan informed the Board that the way the Ordinance is written now, barber and beauty shops are permitted only in B-1, B-2 and B-3 zones. The Zoning Board of Adjustment has had recent applications to permit such uses in residential zones and requested the Planning Board to examine the situation.

Mr. Peparato, a hairdresser in the area of Kauf's, stated his problem, which was not being able to do his work in his home because of the zone. He said his request has been denied by the Zoning Board of Adjustment and that he wanted some direction from the Board.

b. Open Space Study:

Mr. Sheridan informed the Board of the forthcoming Open Space and Recreation Study in Dover. Mr. Peter Harrity will be working for ten weeks on this study and he will be financed by "701" funds from the Strafford Regional Planning Commission.

c. A possible industrial rezoning on Upper Sixth Street was then discussed.

Mr. Sheridan said that Mr. Peter Russell wants the Planning Board to examine rezoning a piece of land at the corner of the intersection of Old Rochester Road for office use. He had previously applied to the Zoning Board of Adjustment and was turned down.

Chairman Estes then spoke of the possibility of holding a meeting on every third Tuesday to handle all the public hearings the Board had. The Board agreed. The Board then set Feb. 20 as their next meeting.

ADJOURNMENT:

Moved by Griffin, seconded by Hale, to adjourn. Unanimously adopted.

Respectfully submitted,

Hugh C. Tuttle  
Clerk