

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Tuesday, Feb. 20, 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, Vice-Chairman Mrs. Lois M. Schofield, Mr. Wallace I. Akerman, Mr. R. Normand Alie, Mr. Harry N. Griffin, Mr. Paul E. Hale.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETING HELD ON FEB. 6, 1973:

Moved by Alie, seconded by Hale, to approve as written. Unanimously adopted.

ITEM NO. 3: PUBLIC HEARING ON THE SUBDIVISION OF LOT 13, ASSESSOR'S MAP 20, ON HANSON STREET AND HENRY LAW AVENUE BY ARTHUR DAVIS:

Mr. Davis explained to those present that he was proposing to build 138 efficiency and one-bedroom apartments for the elderly on Lot 13. He showed drawings of his proposal and stated that the street would be built to full City specifications. He proposed six buildings, 2 story, renting for approximately \$100 to \$115 a month. The buildings would be built approximately at an elevation of five feet above the street. Caretakers would take care of the grounds.

Mrs. Pettis, asked if there was any other vehicular access to any street other than Henry Law Avenue. Mr. Davis said there won't be any other street access but maybe a sidewalk to Wentworth and Federal Street.

Mr. Hanson thought there should be some guarantee that the apartments will remain apartments for the elderly only.

In answer to a question from the floor, Mr. Davis said he was not going to tear down any houses on Federal Street or anywhere else.

There will be just one entrance and exit to each apartment and staircases will be enclosed.

In reference to the sewer in the area, Mr. Davis assured them there would be no problems.

Mr. David said that most of the water problem had been caused by the brook which is plugged up. He continued that he would be

mowing the lawns and cleaning the debris, so the brook wouldn't get plugged.

In reply to a question by Mr. Hanson, Mr. Davis said this would be an entirely private project.

The public hearing was then declared closed.

ITEM NO. 4: OLD BUSINESS:

a. Cragin Subdivision:

Mr. Sheridan said that during the public hearing a question was raised on the adequacy of construction methods on the wet lands. The City Engineer and the Building Inspector looked at building construction and it appeared to meet specifications.

Mr. Koutrelakos asked about the piece which must be brought to the Zoning Board of Adjustment. It was noted that Mr. Cragin's proposal was a re-subdivision, whereas Mr. Koutrelakos' had been a new proposal.

Mr. Grant Davis said these five lots are the direct result of the previous City Zoning Ordinance and prior Planning Board action. The original subdivision plan of Knox Park has been through public hearings and approved in 1956. He continued that the way the Zoning Ordinance is written, Mr Cragin, the purchaser, has gone through this procedure although technically, the owner of that property is the one who should be in before the Board. Mr. Davis concluded that the Regulations are set up wrong and that these lots should not be substandard lots. They are approved lots. He said a grandfather clause should be contained in the Zoning Ordinance.

Moved by Akerman, seconded by Mrs. Schofield that the Board approve Lots B, C and D as is, and Lot A subject to the granting of a variance by the Zoning Board of Adjustment; that adequate provisions be made to channel the drainage along Bellamy Road into the existing culvert; that the existing water course through Lots A and C not be disturbed in a manner which would interfere with the flow of water through this area; and that the water coming from the culvert on Fairfield Drive and running through Lot A continue to be channeled to the existing water course on Lot C; that foundations are established at an adequate grade, with underdrains if necessary, to insure that basements are adequately protected from settlement and future cracking. Unanimously adopted.

b. Morrison Subdivision:

Mr. Sheridan said he sent a letter to the Engineer, Mr. Robert McKenna asking him to furnish the Board with a preliminary sketch of what his client might be proposing in the back property, and asking him to check the proposed right-of-way with respect to the recommended line of sight distance.

Mr. Sheridan said he hadn't heard from Mr. McKenna yet, but that when the information is submitted he will transfer it to the Board. Several other questions arose regarding the trees in the area and the street. Action on the proposal was then postponed until the requested information has been submitted.

c. Proposed Revisions to Zoning Ordinance:

A public hearing was scheduled for March 20 regarding the proposed revisions concerning barber and beauty shops and customary home occupations.

d. Sixth Street Rezoning:

The Board felt they should wait until the other members were present before continuing to consider this proposal.

ITEM NO. 5: NEW BUSINESS:

a. Request for Rezoning of Lot 83, Map 39 on Old Rochester Road:

A public hearing on this rezoning proposal was scheduled for the March 20th Meeting.

A site viewing for the Arthur Davis proposal on Henry Law Avenue and Hanson Street was scheduled for 8:00 a.m. on Tuesday, Feb. 27.

ITEM NO. 6: ADJOURNMENT:

Moved by Griffin, seconded by Mrs. Schofield, to adjourn. Unanimously adopted.

Respectfully submitted,

Hugh C. Tuttle  
Clerk