

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Tuesday, June 5, 1973  
Municipal Courtroom  
Municipal Building  
Dover, New Hampshire

ITEM NO. I: 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. Donald E.  
Chick, Mr. Paul E. Hale, Mr. Leon G. Yeaton and Mr. Harry N.  
Griffin.

Also attending was Planning Director Christopher  
Sheridan and various members of the public.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETINGS HELD ON MAY 1,  
AND MAY 15, 1973:

Moved by Griffin, seconded by Hale, to approve the  
minutes as submitted. Unanimously adopted.

ITEM NO. 3:

A. Public Hearing on Application for Subdivision of  
Lot 19B, Assessor's Map G off Tolend Road by the  
New Hampshire Industrial Development Authority:

Mr. Clarence Chase spoke, representing the  
Industrial Development Authority of the State of New  
Hampshire. He traced the background of this piece of land.

Mrs. Barbara Sturrock, asked about the screening  
along the Highway on the abutter's land.

Mr. Sheridan said this would be taken up under a  
site review procedure by the Board because there are no  
specific screening requirements currently existing. He  
continued there are covenants specified by the State of New  
Hampshire Industrial Authority requiring such.

Mr. Heltunin, asked about fire lanes. He was  
informed there are a number of access alternatives, and that  
two access points will probably be required for fire  
protection purposes.

Access alternatives were then discussed at length.

Joseph Twardus said he was against the proposal  
because of the traffic situation in the area. He also spoke  
against the proposed access. He disagreed with the City's  
hooking the industries into the City water and sewer, when he  
had to pay for an individual one.

Several other people asked how traffic is going to be kept off Washington Street. Mr. Sheridan replied that the improvement of Columbus Ave. was intended for the utilization of Turnpike oriented traffic.

Mr. Chase said the covenant which will be applied will specify a hundred foot setback from the Turnpike and that the structures should be equal to the G.E. Plant. There will be landscaping.

Moved by Griffin, seconded by Akerman, to approve the subdivision with the understanding that no building permits for this development would be issued until the Planning Board had completed a complete site-review as specified in Section 1.10 of the Subdivision Regulations. Unanimously adopted.

- b) Public Hearing on Application for Subdivision of Francis Q. Adams, Lot 53, Assessor's Map 31 on Grove Street:

Mr. Boulanger of 45 Fifth St. was in favor, as was Mr. Hubert Adams.

Moved by Hale, seconded by Akerman, to approve as submitted. Unanimously adopted.

- c) Public Hearing on Subdivision of James Lazarus, Lot 21, Assessor's Map 40, on the New Rochester Road -- Route 16:

Mr. and Mrs. Angelo Marciano said they were in favor of the subdivision. Mr. Raizes also wished to be recorded as in favor of the proposal.

Moved by Yeaton, seconded by Akerman, to approve as submitted. Unanimously adopted.

- d) Public Hearing on Application for Subdivision of Mr. Russell and Mr. Philips, Lot 91, Assessor's Map M on Back Road:

Moved by Chick, seconded by Griffin, to approve as submitted. Unanimously adopted.

ITEM NO. 4: NEW BUSINESS:

- a. Application of Arthur Davis for Final Approval of Phase I of Cricket Brook Project for Elderly on Hanson Street and Henry Law Avenue:

Moved by Yeaton, seconded by Chick, that Final Approval be granted to Lot 4 with the remainder of the project to be one lot, and that a new plan indicating that division be filed with the Planning Director, and that notification of approval from the Water Supply and Pollution Control Comm. be received. Unanimously adopted.

ITEM NO. 5: OLD BUSINESS:

Discussion re: Proposed Rezoning of Callaghan (Lot 24J, Assessor's Map G):

Moved by Chick, seconded by Yeaton, that the Planning Board hold a joint hearing with the City Council at such date as the City Council sets. Unanimously adopted.

ITEM NO. 6: ADJOURNMENT:

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

Respectfully submitted,

Hugh C. Tuttle  
Clerk

HCT:c