

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, Aug. 21, 1973
7:00 p.m.
Municipal Courtroom
Municipal Building
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following members were present: Chairman Frank O. Estes, Mr. Wallace I. Akerman, Mr. Paul E. Hale, Mr. Harry N. Griffin, Mrs. Lois M. Schofield, Mr. Donald E. Chick. Also attending was Christopher F. Sheridan, Planning Director, and those people mentioned in the following minutes.

ITEM NO. 1a: APPLICATION OF MR. JOSEPH ALLIS FOR LIMITED SUBDIVISION OF LOT 11, ASSESSOR'S MAP 23:

Moved by Chick seconded by Akerman, that the subdivision be approved subject to the Planning Director ascertaining that there is no public way through the property, ie., Linton Lane. Unanimously adopted.

1b. APPLICATION OF BETHARLEEN WEEDEN FOR THE LIMITED SUBDIVISION OF LOT 2A, ASSESSOR'S MAP B ON UPPER SIXTH STREET:

Moved by Chick, seconded by Akerman, to delay action on the subdivision of Lot 2A, Assessor's Map B on Upper Sixth Street until the legal ownership of the property in question has been settled between Mr. Weeden and the Millers. Unanimously adopted. The subdivision will be delayed until the Sept. 11 meeting.

ITEM NO. 2: NEW BUSINESS.

a. Application for Final Approval of Oxford Heights (Sweeney Tract):

Moved by Chick, seconded by Akerman, that final approval be granted to "Oxford Heights" subdivision on Henry Law Avenue and Court Street subject to the four conditions stipulated in the preliminary approval granted to "the Sweeney Tract", subject to the understanding that driveways to Lots 32, 17, 18, 59, 60 and 1 be taken from the subdivision streets rather than off Henry Law Avenue or Court Street, and subject to the filing of a performance bond in an amount specified by the City Engineer. The second condition listed in the preliminary approval would now relate to Lot 51 in lieu of Lot 47. In accordance with Section 3.4 of the Subdivision Regulations, the bond must be posted within 60 days of the date of final approval. Unanimously adopted.

b. Referral from City Council regarding Rezoning of Lot 4-39, at the Scmersworth Traffic Circle:

Attorney McManus represented the owner of Lot 4-39.

Moved by Chick, seconded by Griffin, to hold a public hearing at 7:00 p.m. on Sept. 11, 1973 and that the Chief of Police, State Traffic Engineer, Somersworth, Rollinsford be notified. Unanimously adopted.

c. Site Review Addition to Red's Shoe Barn:

No action was taken by the Planning Board as Mr. Murray will have to get a variance from the Zoning Board of Adjustment to permit construction within 4 or 5 feet of the front property line, and since part of the proposed structure is on land owned by the B & M Railroad.

d. Draft Ordinance re: Open Storage:

Mr. Sheridan agreed to redraft the Ordinance to read as follows:

'Open storage of raw materials, finished goods, gardening supplies, or construction equipment and the structures for storing such materials, goods or equipment is permitted provided these items are adequately secured for safety precautions and effectively screened from outside view by an enclosed solid fence and gate at least six feet in height, or a solid wall of evergreens which are to be of vertical habit and are to be maintained. Items in open storage shall not be visible above the top of any fence or planted wall.'

Moved by Chick, seconded by Schofield, that a public hearing be scheduled for Sept. 18 at 7:00 p.m. on this ordinance. Unanimously adopted.

Item No. 3: OLD BUSINESS:

a. Discussion re: Proposed Industrial Rezoning - Upper Sixth Street:

Moved by Chick, seconded by Mrs. Schofield, to hold a public hearing on the proposed Upper Sixth Street rezoning on Sept. 18 in the City Hall Auditorium. Unanimously adopted.

b. Discussion re: Draft Ordinance on Cluster Zoning:

To be reviewed and discussed on the Meeting of the 11th.

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

Respectfully submitted,
Lois M. Schofield
Clerk