

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, Sept. 11, 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 Lois M. Schofield, Mr. Wallace I. Akerman, Mr. Donald E. Chick, Mr. Paul E. Hale, Mrs. Beverly Forest, Mr. Leon G. Yeaton. Also attending was Planning Director Christopher F. Sheridan and those members of the public listed in the following minutes.

ITEM NO. 2: ACCEPTANCE OF MINUTES OF MEETING OF AUGUST 21, 1973:

Moved by Chick, seconded by Hale, to approve the minutes as written. Unanimously adopted.

ITEM NO. 3: PUBLIC HEARING RE: PROPOSED REZONING OF LOT 4
ASSESSOR'S MAP 39 ON ROUTES 9 AND 16A AT THE SOMERS-
WORTH TRAFFIC CIRCLE:

Attorney Anthony McManus represented the petitioner. He explained that Mr. Perkins, the petitioner, operates Seacoast Pools on the western side of the "Miracle Mile" and would like to move to Lot 4, which would require the rezoning. He continued that this area has developed commercially and he felt this lot should be rezoned to conform with surrounding uses.

Mr. Fred Barry, representative from Rollinsford, said he was against the proposal and he considered it to be spot zoning. He wondered if there was adequate land to buffer from the residences in that area. Mr. Barry continued there is a traffic problem in the area and the sight distance is very inadequate.

Mr. Henry McCrone, State Highway Department, cited the traffic problems in the area and continued that business should not be in that traffic circle.

Mr. Peter Russell felt the Planning Board was keeping business development back and supported the rezoning.

Mrs. Thomas Redden, said she would like this commercial trend in the area to stop.

Mr. Thomas Redden, said his opposition was due to the hazardous traffic situation in the area.

Mr. Sheridan then read communications from the following people in opposition of the rezoning because of the traffic situation and sight distance in the area.

Attorney Gregoire, representing Joseph Rouleau; City Engineer David B. Rundle, Police Chief Charles Reynolds, Mayor Norbert Couture of Somersworth.

Attorney McManus asked that insofar as a report in going to be made concerning Plaza Drive regarding the traffic situation, that the Board should consider the same courtesy to Mr. Perkins.

Moved by Chick, seconded by Hale, that the Planning Board recommend to the City Council that they disapprove the above request for rezoning due to the fact that the petition is for only a portion of one lot which is located in the middle of a single family residential zone. Mr. Yeaton abstained from voting and the other members voted unanimously in favor of the motion.

ITEM NO. 4: NEW BUSINESS:

a. Site Review:

1. Byrnes Chevrolet - Lot 40B, Map K on Dover Point Road:

Moved by Chick, seconded by Akerman, to approve the site plan for the proposed new facility on Dover Point Road with the following mandatory and recommended conditions:

Mandatory:

1) That the line of existing trees on the northern edge of the property be retained to a point at least 70 feet from the front property line;

2) That any night-time illumination of the structure not be directed so as to adversely affect the abutting residential structure located on the eastern edge of the property;

3) That suitable screening trees or fencing be installed between the demonstration car parking area and the abutting residential structure on the eastern edge of the property, if the owner of said structure so desires;

4) That the grading in the demonstrator car parking lot be modified so as to avoid any potential "pending" problems;

5) That a driveway permit for the proposed access points be obtained from the New Hampshire Highway Department.

Recommended:

1) That every consideration be given to not placing any advertising sign where it would be visible from the Spaulding Turnpike. The scenic views along this auto route are an important natural resource of the City which should be preserved, if possible.

2) That consideration be given to retaining the trees and natural cover between the Turnpike right-of-way and the "limit of work" demarkation.

Unanimously adopted.

2. Sherwin-Williams - Lot 22, Map 23 on Central Avenue:

Moved by Yeaton, seconded by Akerman, to put on next agenda. Unanimously adopted.

3. Davidson Rubber Warehouse - Lot 3A, Map G on Industrial Park Road:

Moved by Yeaton, seconded by Akerman, to approve the proposed site plan as submitted, with the understanding that the screening and planting provisions enumerated by Mr. Gajewski to the Planning Director be accomplished. Unanimously adopted.

4. Joe Allis, Lot 11, Map 23 on Main Street:

Moved by Yeaton, seconded by Akerman, that the site plan be approved subject to (1) an opinion from the City Attorney that the Board's action would be legal in light of the Linton Lane situation; and (2) that the direction of the access points be resolved by the Planning Director, City Engineer, and Police Chief. Unanimously adopted.

b. Discussion re: Proposed Planned Unit Residential Development Ordinance:

The Board agreed to discuss this at their next meeting.

c. Discussion re: Proposed change to Sand & Gravel Pit Regulations:

The Board postponed this until the following meeting.

ITEM NO. 5: OLD BUSINESS:

a. Limited Subdivision of Betharlene Weeden:

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

b. Release of Bond for Cocheco Properties (Lisa-Beth Drive):

Moved by Chick, seconded by Yeaton, to recommend to the City Council to release the Performance Bond for Cocheco Properties, Inc. subject to completion of the following four items:

- 1) The painting of three fire hydrants;
- 2) Completion of backing of the curbs;
- 3) The furnishing of a set of "as-built" construction drawings; and
- 4) Acceptance of Lisa-Beth Drive as a City street by the City Council.

Unanimously adopted.

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

Respectfully submitted,
Lois M. Schofield
Clerk