

DOVER PLANNING BOARD

NOTICE OF MEETING

TO BE HELD: Monday, April 16, 1962
7:30 p.m.
Board Office

AGENDA

1. Executive Session
2. Roll Call
3. Minutes of previous meeting
4. Communications
5. Recommendation to City Council regarding Minimum Lot Size
6. Subdivision Applications:
 - a. Pine View Drive - Gerard Veilleux
 - b. Sunnybrooke - White Enterprises
7. Comprehensive Revision of Zoning Ordinance (April 25 and 26 have been scheduled tentatively as work sessions on the Zoning Ordinance)

DOVER PLANNING BOARD
MINUTES OF SPECIAL MEETING

HELD: Monday, April 16, 1962
7:35 p.m.
Planning Office

ATTENDING: Hugh C. Tuttle, E. Vincent McDonald, Ambrose Breen, Robert L. Fox, Robert N. Gillis, Arthur J. DuBois

STAFF: Doris M. Desautel, Planning Director

The special meeting of the Planning Board held on Monday, April 16, 1962, was called to order by Chairman Hugh C. Tuttle at 7:35 p.m.

The Secretary called the roll and read the minutes of the previous meeting. A communication from Clifton R. Hayes relative to the proposed change in minimum lot size in areas not served by municipal sewer was read.

The Planning Director was directed to acknowledge the receipt of the communication and to advise Mr. Hayes that his comments would be taken into consideration when the proposed revision would meet before the Planning Board in the near future.

Mr. Tuttle explained the action of the Council relative to the minimum lot size in areas not serviced by municipal sewer in so far as the declaration of a moratorium on subdivision applications would be impossible from a legal standpoint, and that it was the intent of the Council to prevent development on small size lots until the matter could be more thoroughly reviewed. Thus, the enactment of the previous 20,000 square foot an acre minimum lot size ordinance.

Chairman Tuttle introduced the preliminary application of Gerard Veilleux for the subdivision of Pine View Drive. Following a discussion, it was voted on motion by Robert L. Fox, seconded by E. Vincent McDonald, that preliminary approval be granted for the subdivision of Pine View Drive with the stipulations that:

1. the proposed street be prepared with 12 inches of compacted gravel
2. that the water main shall be extended to mid point of the frontage of Lot No. 6 as per Final Plan development of Gerard Veilleux, revised March 19, 1962, by Grant L. Davis & Associates with the use of a cap with a two inch tip with fittings so as to use a 3/4 triple Y for service to lots 4, 5, and 6 as per plan identified above, and that all test holes drilled in the process of locating water by the City of Dover shall be filled with cement.

It was further determined by the Planning Board that prior to the granting of final approval a certificate of street and utility improvement completion or a duly completed and executed performance guarantee certified by the City Attorney as valid and enforceable by the City of Dover in the amount of \$10,000 be presented to the Planning Board.

Chairman Tuttle introduced the application by White Enterprises for preliminary approval of the subdivision of Sunnybrooke. Following a lengthy discussion, it was decided by the Board to invite the Soil Scientist from the Soil Conservation District to review the site of the proposed subdivision in light of the drainage and soil problems.

It was agreed by the Planning Board that April 25 and 26 would be set up as

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work sessions on the proposed revision of the Zoning Ordinance.

There being no further business, the meeting was adjourned at 10:00 p.m.

Respectfully submitted,



Arthur J. DuBois
Secretary