

DOVER PLANNING BOARD
MINUTES OF MEETINGS

HELD: Tuesday, September 7, 1976
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 R. Estes, Paul E. Hale, Mrs. Lois M. Schofield, Jared S. A. Clark, Mr. Pierre Bouchard.

Also attending was Planning Director Christopher Sheridan, J.T. Fay, Assistant Planning Director, and those people mentioned in the following minutes.

ITEM NO. 2: PUBLIC HEARING ON LAND OWNED BY ROBERT SAUER, SPRUCE LANE, LOT 34, ASSESSOR'S MAP 1:

Mr. Sheridan explained that this proposal is to subdivide the original parcel into two separate parcels. The smaller lot would consist of 1.4~~4~~ and would contain the Sauer household. The subdivided lot, "A" would contain 3.63 acres and would be conveyed to Paul E. Landry. Access to the lot would be via an easement on Spruce Lane.

Mr. Landry was present and stated he wished to build a house on the proposed lot.

Moved by Clark, seconded by Hale, that the subdivision be approved subject to the restriction that the owner obtain approval from the New Hampshire Water Supply and Pollution Control Commission, that he obtain a driveway permit from the State of New Hampshire satisfactory to the Director of Public Works and that the lot not be subject to further subdivision unless the proper street, water, sewer and other utilities are installed, the petitioner in performance with the City standards and that the minimum distance between driveways be waived. Unanimously adopted.

ITEM NO. 3: CONTINUATION OF PUBLIC HEARING ON SUBDIVISION OF SPINELLI CORPORATION FOR LAND ON PORTLAND AVENUE:

Mr. Gray abstained from participating in this matter.

It was noted that approval has been received from the Zoning Board of Adjustment and that Mr. Spinelli had revised his plan to show changes recommended by the Planning Board regarding landscaping and stabilizing of the bank.

Moved by Bouchard, seconded by Clark, to accept with the provision that the culvert be extended across the driveway and a catch basin be put on the southerly side, the bank be stabilized prior to receipt of the occupancy permit and proper sloping and vegetation be realized. Mr. Gray abstained and the remainder of the Board voted in favor.

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ITEM NO. 4: SITE REVIEW OF THE PROPOSED PLAN FOR THE CONSTRUCTION OF INDUSTRIAL BUILDING FOR EASTERN AIR DEVICES AT KNOX MARSH INDUSTRIAL PARK.

Representatives from Trapper Brown were present. They discussed the proposal with the Board.

All occupants at the park have to put in their own culverts. Two street lights will be required.

All surplus loam from all parcels will be accrued to the City of Dover.

Mr. Clark felt that at least 50 trees should be planted along the proposed building.

Trapper felt that trees should be planted and maybe Trapper Brown should get together with UDA to maybe share the expenses.

There is an agreement between Trapper Brown and Eastern Air Devices so that there is a site legal interview on the part of the applicant to do the building.

Moved by Clark, seconded by Mrs. Schofield, that the areas in front of the building be landscaped with not less than 15 trees; that the applicant locate the driveway entrance to the parking lot in a manner satisfactory to the Director of Public Works; and that the site work be done in a manner uniformly compatible with the overall drainage of the roadway in the park; and with the understanding that the building is being built in accordance with the recommendations of Eastern Air Devices. Unanimously adopted.

ITEM NO. 5: NEW BUSINESS:

Mr. Hale brought to the Board's attention the construction at the end of Maple Street. Mr. Sheridan and Mr. Bouchard said they would investigate the matter.

ITEM NO. 6: ADJOURNMENT:

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

Respectfully,

Mrs. Lois M. Schofield
Clerk