

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, Oct. 3, 1972
7:30 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, Mr. Lois M. Schofield, Mr. R. Normand Alie, Mr. Harry N. Griffin, Mr. Donald E. Chick.

Also attending were Christopher F. Sheridan, Planning Director, Attorney William E. Galanes, Attorney T. Casey Moher, and various other members of the public.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETING HELD ON SEPT. 5, 1972:

Moved by Alie, seconded by Griffin, to approve as written. Unanimously adopted.

ITEM NO. 3: PUBLIC HEARING ON SUBDIVISION OF LAND OF GREGORIOS KOUTRELAKOS, ASSESSOR'S, MAP 17, LOT 124 ON HAWTHORN ROAD:

Mr. Koutrelakos explained what he wanted to do. The Board noted that he wanted to divide Lot 124 into three separate parcels. The first, which is approximately 1.9 acres would meet all the requirements of the Zoning Ordinance, and he had no immediate plans for this parcel. The second contains 2.25 acres but has only 40 feet of frontage on Hawthorn Road, which makes it substandard according to the Zoning Ordinance which specifies 100 feet. He wants to sell this parcel to an abuttor who wants to construct housing for his parents. The third parcel containing .5 acres is also substandard in that it has only 38 feet of frontage on Stark Avenue.

Attorney T. Casey Moher represented several residents in the area. They objected to the existing storm water drainage problem on the 40 foot strip fronting on Hawthorn Road.

ITEM NO. 4: PUBLIC HEARING ON SUBDIVISION OF LAND OF HEIRS OF FRED MUDGETT, LOT 12, ASSESSOR'S MAP F:

The Board was informed that the applicant wished to create two new additional house lots from Lot 12 at the intersection of Tolend and French Cross Road.

ITEM NO. 5: PUBLIC HEARING ON LIMITED SUBDIVISION FOR LAND OF ROBERT CROSBY, LOT 23, ASSESSOR'S MAP F:

The Board was informed that the applicant wanted to transfer property to another farmer in order that the land would continue to be utilized as farm land. Mr. Crosby intends to retain 18 acres from the original 120 acres + parcel.

ITEM NO. 6: PUBLIC HEARING ON LIMITED SUBDIVISION OF MICHAEL RENZI, LOT 46, ASSESSOR'S MAP F:

Attorney Philip Keefe represented the applicant. Mr. Sheridan informed the Board that two people had telephoned in opposition to the plan; Mr. Brown and Leah Roy who were in opposition of a driveway serving cottages on the water.

Mrs. Renzi said they desired to create a lot of 100 feet on Littleworth Road through this subdivision.

ITEM NO. 7: PUBLIC HEARING ON LAND OF JENSEN'S, INC. FOR THE SUBDIVISION OF LOT 22, ASSESSOR'S MAP I (Mobilehome Park):

Mr. Jensen was present, together with Mr. Larson of the consulting firm of Lock-Wood/Larson and Attorney Raymond Ouellette.

Mr. Jensen spoke in favor of his proposal, citing the benefits that Dover would derive from such a development. He invited anyone who wished to visit his developments in Concord and Nashua. He told the Board of the restrictions placed on the residents of these homes. All utilities except police, fire and sewer will be met by the developer. He showed slides of his developments in Nashua and Concord.

Mr. Larson of Lock-Wood/Larson consulting firm spoke.

The traffic situation on Durham Road was discussed.

Mr. Sheridan read a communication from the Goodwin family, who approved of the proposal.

Mr. Robert Stackpole, an adjacent property owner, questioned the sewer capacity in the area.

Mr. Erving Colprit asked if the residents of the area would be assured that the pumping station will be safe and not a failure.

Mr. Larson replied that all pumping stations are now designed to have both a primary and auxiliary pump. He said a sewerage tank is anticipated to be provided there also.

Mr. Sheridan added that this would have to be approved by the Water Supply and Pollution Control Commission and the Water Resources Board.

Mrs. Lemieux reminded that the Durham Road isn't good if people wanted to walk. Mr. Jensen said that people in his park would certainly need cars.

Moved by Chick, seconded by Mrs. Schofield that preliminary approval be granted to Jensen's Inc. Unanimously adopted.

ITEM NO. 8: VOTE ON MACBRO SUBDIVISION:

Moved by Chick, seconded by Griffin, that final approval be given to MacBro subject to the approval of all utilities by the City Engineer, subject to the certification that Central Avenue is repaired to permit the capacity to handle the sewerage from the development and the Maple Street sewer line, subject to the provisions that no public highway be laid out as an extension of this street into Rollinsford without approval of the Planning Board and City Council, subject to filing of a performance bond for all public utilities approved as to amount by the City Engineer and the wording restricting the use of the highway in Rollinsford to appear on the plan at the Registry of Deeds as approved by the City Attorney, and subject to the approval of the sewerage lift station contract by the City Council. Unanimously adopted.

ITEM NO. 9: SUBDIVISION OF CHARLES I. WHITE, COLONIAL PARK II-A:

Moved by Chick, seconded by Griffin, that final approval be granted subject to the Water Supply and Pollution Control Commission approval for septic tanks, all utilities to be installed as specified by the City Engineer, subject to filing of a performance bond in the amount specified by the City Engineer to cover cost of public improvements and with the special notation that Ordinance 19-b of the City of Dover be followed particularly insofar as either pre-cast concrete curbs or granite slope curbs are concerned. Unanimously adopted.

ITEM NO. 10: NEW BUSINESS:

Moved by Chick, seconded by Mrs. Schofield, that Mr. Sheridan notify Environmental Housing Association that in reply to their request for information on the types of curbs, they are notified that the Board feels that either pre-cast concrete or granite slope curbs be installed throughout the development as specified by 19-B. Unanimously adopted.

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

Respectfully submitted,

Lois M. Schofield
Clerk