

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, Oct. 10, 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. R. Normand Alie, Mr. Harry N. Griffin, Mr. Donald E. Chick, Mr. Leon G. Yeaton.

Also attending was Planning Director Christopher F. Sheridan and various other members of the public.

ITEM NO. 2: VOTE ON SUBDIVISION OF LAND OF HEIRS OF FRED MUDGETT, LOT 12, MAP F:

Moved by Chick, seconded by Alie to approve as submitted. Unanimously adopted.

ITEM NO. 3: SUBDIVISION OF ROBERT CROSBY, LOT 23, ASSESSOR'S MAP F:

Moved by Yeaton, seconded by Griffin, to accept as submitted. Unanimously adopted.

ITEM NO. 4: LIMITED SUBDIVISION OF MICHAEL RENZI, LOT 46, ASSESSOR'S MAP F:

Moved by Yeaton, seconded by Alie, to accept as proposed subject to the granting of a variance by the Zoning Board of Adjustment without prejudice. Mr. Griffin voted no - the other members voted yes.

ITEM NO. 5: SUBDIVISION OF LAND OF GREGORIOS KOUTRELAKOS, ASSESSOR'S MAP 17, LOT 124 ON HAWTHORN ROAD:

Mr. Koutrelakos agreed to take his plan back and come back to the Board later with another proposal.

ITEM NO. 6: SUBDIVISION ON LAND OF JENSEN'S, INC. FOR LOT 22, ASSESSOR'S MAP I (Mobilehome Park):

Mr. Robert Stackpole opposed the proposal. Mr. Estes questioned Mr. Jensen regarding streets. Mr. Chick asked about curbs. Mr. Jensen said that they would agree with all City requirements and no lots would be sold without Planning Board approval.

Moved by Yeaton, seconded by Alie, that Final Approval be granted subject to the following:

1. The installation of streets in this subdivision in accordance with Municipal Ordinance 19-b.
2. The submission of detailed engineering drawings which shall conform with the appropriate Municipal regulations and which shall be reviewed and approved by the City Engineer.
3. The submission of detailed landscaping plans which shall be coordinated with the intended development staging of the project.
4. Certification by the City Health Officer that this proposed project meets the standards and requirements set forth in the Dover Mobilehome Ordinance.
5. Subject to approval of the sewerage plans by the New Hampshire Water Supply and Pollution Control Commission, of the altering of the existing vegetation and water courses by the New Hampshire Special Board (RSA 149-8A), and of the proposed access to Route 108 by the New Hampshire Highway Department.
6. Subject to the continuation of the screening on Mast Road in the vicinity of the proposed access point to the project.
7. Subject to satisfactory resubdivision of Lots 64, 65, and 66 in conformance with the R-1 zone existing in this vicinity.
8. Subject to execution of a legally binding document specifying developer's responsibilities for ownership and maintenance of the proposed sewer lift station.

ITEM NO. 7: OLD BUSINESS:

a. Application for Final Approval of Spinelli Subdivision:

Mr. Griffin noted satisfaction with Mr. Spinelli's attempt to comply with testing requirements and recommended approval be granted.

Moved by Griffin, seconded by Yeaton, that approval be granted subject to a bond being filed, the amount of which must be determined by the City Engineer. Unanimously adopted.

b. Application for Final Approval of Anderson Subdivision on Maple Street:

Moved by Yeaton, seconded by Griffin, that final approval be granted subject to certification by the City Engineer of adequacy of repairs to central area sewer line as they affect Maple Street. Unanimously adopted.

c. Mr. Yeaton informed the Board that he was going to bring in to the City Council a proposed change in the Zoning Ordinance to allow county buildings in Agricultural zones.

d. Attorney Brant and Norton Simes of McKenna Associates then explained the two alternative subdivision proposals which they will be submitting to the Planning Board for the Druker Corp.

The next work session will be Oct. 17.

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

Respectfully submitted,

Lois M. Schofield
Clerk

LMS:c