

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, Oct. 24, 1972
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, Mrs. Lois M. Schofield, Mr. Harry N. Griffin, Mr. Donald E. Chick, Mr. Leon G. Yeaton.

Also attending was Planning Director Christopher F. Sheridan and those people mentioned in the following minutes.

ITEM NO. 2: PUBLIC HEARING ON SUBDIVISION OF DOVER SHOPPING PLAZA, INC. AND DRUKER COMPANY, ASSESSOR'S MAP 38, LOT 9, ON MIRACLE MILE:

Mr. Druker was present, together with his engineer, Norton Simes and his attorney, Donald Bryant.

Mr. Simes presented the plans and explained the two alternate proposals.

Mr. Bryant brought the Board up-to-date on the legal aspects of the two alternatives.

Councilman Morrissette stated his objection to the apparent inadequacies of the law when it could be circumvented.

The 50 foot right-of-way was discussed at length.

Mr. Morrissette felt that there should be a stipulation that the right-of-way would not be extended into or used for access to Rollinsford as a road.

Attorney Nadeau, representing Roger Boisse, stated that they didn't wish to be recorded as either in favor or in opposition to the proposal, but that he didn't want the silence to be taken as affirmative.

Moved by Yeaton, seconded by Mrs. Schofield, that the Board grant final approval to the Druker proposal utilizing Plan No. 1 as presented, that is, the purchase of the entire piece of land by Druker and the granting of an easement over the 50 foot right-of-way to Dover Shopping Plaza; subject to the City Engineer's approval of all utility systems and approval of the Water Supply and Pollution Control Commission; subject to the

execution of a lift station agreement between the developer and the City; and subject to development in accordance with the plot plan shown, including the 19 foot piece of land deeded to the City along Central Avenue and the installation of a planting strip along Central Avenue. Unanimously adopted.

ITEM NO. 3: PUBLIC HEARING ON LIMITED SUBDIVISION OF DONALD A. PRESCOTT, ASSESSOR'S MAP G, LOT 24-L ON TOLEND ROAD:

Moved by Yeaton, seconded by Griffin, to approve as submitted subject to Water Supply and Pollution Control Commission approval. Unanimously adopted.

ITEM NO. 4: PUBLIC HEARING ON LIMITED SUBDIVISION OF EVA GOODWIN, ASSESSOR'S MAP 35, LOT 59 ON SIXTH STREET:

Moved by Chick, seconded by Yeaton, that the plan be approved subject to the showing of all contiguous land to be one lot. Unanimously adopted.

ITEM NO. 5: COMMUNICATION FROM CITY ATTORNEY RE: MINIMUM LOT WIDTH REQUIREMENTS:

The Communication was read and discussed.

COMMUNICATION FROM PLANNING DIRECTOR RE: APARTMENT CONSTRUCTION ON KNOX MARSH ROAD:

Following a reading of the report, it was Moved by Griffin, seconded by Mrs. Schofield, to table any future applications for apartment project development on the Knox Marsh Road until such time as an assessment can be made of the effectiveness of the forthcoming sewer line sealing operations. The City Engineer and the Planning Director are to report to the Board in March and in April on their evaluation of the effectiveness of the sewer repair operation and are to provide an estimate of what residual capacity can be anticipated in this line. It was also moved that a copy of this motion and of the Planning Director's report be sent to the Dover Industrial Development Authority for their information. Unanimously adopted.

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

Respectfully submitted,

Lois M. Schofield
Clerk