

DOVER PLANNING BOARD  
MINUTES OF SPECIAL MEETING

HELD: Monday, April 22, 1968  
7:30 p.m.  
District Courtroom

ITEM NO. 1: ROLL CALL:

On Roll Call the following members were present:  
Chairman Raymond R. Ouellette, Vice-Chairman Wallace I. Akerman, Secretary Albert O. Bernard, Mr. Robert T. Sheldon. Also attending was Planning Director William R. Chandler.

There were approximately 20 members of the public present.

ITEM NO. 2: PUBLIC HEARING (SUNNYBROOKE SUBDIVISION):

The Planning Director pointed out plans displayed and stated that Mr. White was present to explain such.

Mr. White stated that he is proposing 33 house lots on an area with City water and septic tanks. The only question would be on the first three lots which might have to be re-designed. He continued that these would be single family homes, either mobilehomes without wheels or single family homes without basements. There was no final decision as to what was going in there. Plans have been submitted to the Health Officer. He continued that this was proposed with City sewer.

Chairman Ouellette asked if anyone in the audience wished to speak on the proposal.

Mr. Jean Angers, Mast Road, asked Mr. White who owned the easement shown on the proposal. Mr. White answered that he owned it.

Mr. Grant L. Davis, Engineer, stated that the plan was originally drawn up in 1963 and since that time has been revised.

Mr. Angers stated that he would like to see homes there instead of mobilehomes. He felt it was better for the entire area.

Mr. White stated that the audience should be informed that the hearing was being held on a 33 lot subdivision and not in reference to a mobilehome park.

Mrs. Gladys McGraw, 2 Spruce Lane, spoke in reference to taxes on mobilehomes without wheels. She continued that she felt strongly that there should be single family residences in keeping with the rest of the neighborhood.

Mr. Laurence Neally, Fisher Street, stated that he would like to go along with Mrs. McGraw in full.

Mr. Richard Haigh, 6 Spruce Lane, asked if single family residences meant townhouses.

Mr. White answered that he was proposing one home for each of the 33 lots.

The Board asked Mr. White if he proposed to build lots at the same time or the public improvements first.

Mr. White answered that he proposed to do them all at once.

The Planning Director asked Mr. White if he had approval from the Water Supply and Pollution Control Commission for septic tanks for the 33 homes.

Mr. Davis answered that they did not but will ask for it.

Mr. Earl Woodward, 7 Spruce Lane, stated that he probably misunderstood Mr. White but that he thought the proposal was for mobilehomes.

Mr. White stated that the removing of wheels constitutes a single family residence. He continued that he will put in single family homes, not necessarily wooden structures.

There being no further questions or comments, the public hearing was closed at 7:55 p.m.

ITEM NO. 3: PUBLIC HEARING (SECTION II, COLONIAL PARK SUBDIVISION):

The Planning Director pointed out displayed maps of the proposal and an aerial photograph of the area. He stated that the proposal was for 18 lots off the Old Rochester Road.

Mr. White stated that he was proposing 18 lots with City water without City sewer on a minimum of 15,000 sq. ft. under the existing Subdivision Regulations. He stated that he hoped preliminary approval would be granted in the near future as he expects to build this before the first of August. He continued that he did have approval from the Water Supply and Pollution Control Commission.

Vice-Chairman Akerman asked if Somersworth had approved this. Mr. White answered that he didn't need approval from them unless it was a major subdivision.

Mr. Davis stated that the house on Lot 118 will be in Dover (Lot 118 being partly in Somersworth).

Mr. Akerman stated that the entrance headed out straight towards Somersworth.

Mr. White answered that Somersworth was aware of this and has no objection. He continued that he showed the plans to the Somersworth Planning Board.

Mr. Akerman expressed concern regarding Somersworth and stated that he would think that it would be of benefit to Mr. White to make some agreement with Somersworth regarding the outlet.

Mr. White stated that an agreement will be made.

The Planning Director stated that Mr. Akerman and Mr. Bernard accompanied himself at the site that evening before coming to the Planning Board Meeting.

Mr. Soucy, 21 Shawnee Lane, asked if there was any possibility that trailers without wheels could be placed on these lots. Mr. White answered no.

Mr. Soucy then asked if Mr. White planned on abutting property lines exactly or if he intended to leave a buffer zone.

Mr. White answered that he plans to abut right up to property lines.

Mr. Soucy asked the Board if buffer zones were allowed. The Planning Director replied that there are provisions for them under certain conditions.

A discussion regarding the various pros and cons of buffer zones then ensued. Mr. White stated that he was not against buffer zones if they created something or enhanced the area, but continued that his experience in the past has caused a lot of trouble and delay.

Mr. Soucy stated that at the present time there is a big open ditch in back of his house. He continued that if it would be another case like this, then he didn't want the buffer zone but he would like to have one if an agreement could be reached as to its maintenance.

Mr. White stated that the proposed area won't reach out that far but future extension of the roadway will go where they dug the roadway out in the past.

Upon question concerning septic tanks, Mr. White indicated that this has been approved by the Water Supply and Pollution Control Commission for septic tanks on these lots.

Mr. White was asked if there was any danger of polluting the wells in the vicinity of the development. Mr. White answered that he was proposing City water.

Mr. Soucy again brought up the matter of buffer zones. He asked the Board if it was feasible as far as the Zoning Ordinance was concerned.

Mr. Davis stated that as it now stands, lots will abut up to back of other lots.

Mr. Soucy asked Mr. White if he intended on bulldozing all the trees out of the area.

Mr. White answered no.

Mr. Brian St. Onge, 23 Shawnee Lane, stated that he was in favor of a buffer zone.

Mrs. Evelyn Wilson, 13 Shawnee Lane, asked when the ditch in back of her home would be filled in (behind Lots 17 and 19 on Shawnee Lane). Mr. Davis answered that it would be done this year.

There being no other comments or questions, the meeting was closed at 8:30 p.m.

ITEM NO. 4: PUBLIC HEARING (PROSPECT STREET SUBDIVISION):

The Planning Director pointed out on the displayed map the location of the proposed subdivision and the aerial photographs on same. He stated that the subdivision is another 7 lots in addition to the present Prospect Street which will be called Prospect Court.

Mr. Davis stated that Mr. White was proposing a simple cul-de-sac with 7 lots with City water and sewer and 10,000 sq. ft. lots for single family residences. He continued that they have reduced the street frontage according to the regulations and that the sewer is under construction now. He stated that they are going to extend water down Prospect Street to Snow's Court.

Mr. Octave Aubert, 7 Snow's Court, asked what would happen to his sewer line if they break it in doing the work. Mr. White answered that it would be repaired.

There being no other comments or questions, the hearing was closed at 8:40 p.m.

At the conclusion of the public hearings, Mr. White asked the Board when he might expect some action on all three applications. The Planning Director replied that the next

scheduled meeting of the Board would be on May 6.

Mr. White then requested that a special meeting of the Board be called to take action on at least the Prospect Street and Colonial Park Applications.

ITEM NO. 5: CONSIDERATION OF PROPOSAL FOR ENGINEERING STUDY  
OF COCHECO RIVER BY-PASS:

The Board then had an interview with Mr. Wright and Mr. Wyman of the Firm of Wright, Pierce, Barnes and Wyman.

ITEM NO. 6: ADJOURNMENT:

There being no quorum of members present, those members present agreed to adjourn.

Respectfully submitted,

Albert O. Bernard,  
Secretary

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