

DOVER PLANNING BOARD
MINUTES OF MEETING
REGULAR

HELD: Monday, June ³4, 1963
8:10 p.m.
Board Office

ATTENDING: Chairman Arthur J. DuBois, Secretary Robert W. Lapointe, Wallace I. Akerman, Robert N. Gillis, Hugh C. Tuttle, Kenneth Gray.

ALSO ATTENDING by invitation of the Planning Board were Raymond H. Bardwell, Director of Public Works and Grant L. Davis, Consulting Engineer.

STAFF: Henry Neil, Planning Director.

Chairman DuBois opened the meeting by thanking Mr. Bardwell and Mr. Davis for their presence at the meeting.

Motion made by Hugh C. Tuttle, seconded by Robert W. Lapointe that the minutes of the previous meeting be adopted as read. Motion adopted unanimously.

Chairman DuBois announced that the first item on the agenda was the application for preliminary approval of the Brookwood Subdivision. Mr. Davis had been requested to appear before the Planning Board to answer engineering questions upon this subdivision. Chairman DuBois read to Mr. Davis the nine questions which had been raised in the initial review of this subdivision. Mr. Davis answered the questions as they were read.

POINT 1

Peak Sewerage Flow at Manhole 5. After some discussion of the sewerage flow proposed, Mr. Davis agreed that by adopting a suggestion made by Hugh C. Tuttle, the peak sewerage flow might be considerably reduced.

POINT 2

Illegible plans.

Mr. Davis agreed to present the Planning Board with more legible plans in the future.

POINT 3

The Plans, as submitted, lacked cross-sections. Mr. Davis explained that at the time of submission there had been a question as to which cross sections the City Council would require. In the future he will submit cross sections.

POINT 4

The number of garbage disposal units to be installed. The developer will install no garbage disposal units.

POINT 5

The type of piping to be used in the project. Mr. Davis agreed with

the Director of Public Works request that asbestos type be used.

POINT 6

No storm drainage shown. This will be rectified.

POINT 7

Street grading. Mr. Davis pointed out that the grading of the streets in this subdivision meet the requirements of the subdivision regulations. He stated that no alternative was possible.

POINT 8

Fire hydrant location. The hydrant will be moved to the spot requested.

POINT 9

Water pipe extension. Mr. Davis will conform to the requests of the Water Department.

With the agreement of the Planning Board, Mr. DuBois informed Mr. Davis that he might resubmit these plans with the changes suggested within seven days without effect on the date of application of the subdivision. Mr. DuBois explained that this practice was not to be taken as a precedent but was permitted only because the Planning Board have scheduled a special Planning Board meeting for June 17. Mr. Tuttle further recommended that the developer investigate the possibility of purchasing the City gravel pit adjacent to the subdivision and thereby reduce the grade of the streets within the subdivision. Discussion of the Brookwood Subdivision was then brought to a close.

The Planning Board then began a review of the re-submitted Crestview Terrace Subdivision. Chairman DuBois reviewed the reasons for the initial rejection of this Subdivision. He then enumerated the problems raised at that time and the solutions proposed.

POINT I

A letter has been received from the New England Tel & Tel Co. granting the developer permission to use their right-of-way under certain conditions established by them. Chairman DuBois raised a question as to the liability of the City to a suit for damages by the Telephone Co. in the event that a City-owned vehicle damaged the underground cable which will cross the proposed street.

POINT 2

Drainage of the proposed street has been reversed so that no drainage will flow on New Hampshire Highway Department property.

POINT 3

The frost line requirements of the Department of Public Works will be met.

POINT 4

Mr. Davis has provided cross sections on this street.

POINT 5

A question was raised as to who will care for the landscaped oval in the center of the proposed turn-around.

POINT 6

Mr. Hugh C. Tuttle questioned the capability of the blind catch basins proposed to provide drainage for the proposed street. Discussion of this matter followed.

Once again, Mr. Davis was informed by Chairman DuBois that he will be permitted to make the changes required within seven days at no prejudice to the scheduled date. Again he drew attention to the fact that this was due to special conditions and not to be taken as a precedent.

The Planning Board then turned to Sunnybrooke Subdivision. Chairman DuBois reviewed the reasons for the initial rejection of this application. The Planning Board and Chairman DuBois reviewed all of the objections raised.

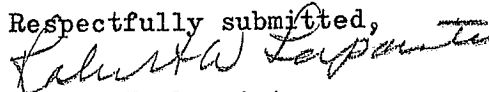
Mr. DuBois and the Planning Board then discussed methods to more efficiently process subdivisions in the future. Chairman DuBois suggested that the Planning Director investigate the possibility of a technical review of all subdivisions prior to the regular Planning Board meeting so that all technical problems may be met before this hearing. Mr. Davis requested that technical criteria be stated more clearly so that the subdivider might have something more concrete with which to work. The Planning Director suggested that he discuss the subdivision regulations with the Director of Public Works and the Water Superintendent with respect to these technical requirements. The Board gave their approval to this suggestion.

Chairman DuBois then informed the Board that Mayor Shaines had requested that the Planning Board review the work of the Zoning Board of Adjustment to determine whether they have been maintaining the spirit of the Zoning Ordinance. The Planning Director informed the Board that in his opinion much of the existing problem is due to the existing Zoning Ordinance the intent of which is extremely difficult to interpret. Further discussion of this matter ensued, and Chairman DuBois raised a question as to the power of the Board in this matter. The Planning Director reviewed for the Board the legal powers of the Board. Some discussion of the relationship between the two Boards ensued. It was decided to invite the Zoning Board of Adjustment to a joint meeting with the Planning Board so that a closer understanding between the two Boards might be reached. The Planning Director was requested to prepare a memorandum covering possible topics to be discussed at this meeting.

Due to the lateness of the hour, Chairman DuBois announced that no further business would be undertaken that evening and that an additional meeting would be held June 17 to review the revised proposed Zoning Ordinance.

The meeting was adjourned at 10:15 p.m.

Respectfully submitted,



Robert W. Lapointe
Secretary