

DOVER PLANNING BOARD
MINUTES OF MEETING

Held: August 1, 1983
Municipal Building
Dover, NH

Members present: K. Forbes, P. Bouchard, S. Faria, W. Akerman, G. Maglaras, J. McAdams, and Planning Director T. Sheldon.

ITEM # 1: PUBLIC HEARING on the site review proposal by Hannaford Bros., Co. Assessor's Map 37, Lots 20 and 24, on Central Avenue.

- Mr. Larry Plotkin, representing Hannaford Bros., presented a final development plan for the Planning Board's review.
- Chairman George Maglaras opened the hearing for public comment.
- Mr. Charles Crocco asked if the shopping center had adequate parking spaces. Mr. Plotkin responded that the plan meets the Zoning Ordinance parking requirements.
- Mr. Crocco further questioned how snow removal will be accomplished. Mr. Plotkin responded that all snow will be transported to the rear of the site.
- Mr. William Lahey asked how residents would get out of Merry Street if a traffic light were installed just north of Strogen's T.V. Mr. Plotkin responded that final engineering has yet to be completed, however, every care will be taken to solve the potential problem.
- Planning Board member Kerry Forbes asked if there are plans to have one common entryway for both shopping center sites? Mr. Plotkin said that the final engineering has yet to be completed and that if the city required just one entryway, then Hannaford Bros. would comply.
- Andy Galt asked where Hannaford's proposed entryway was in relation to Glenwood Avenue. Mr. Plotkin stated that access to any out-parcel will be from the site's internal service roadway.
- Charles Strogen asked what will be the impact of the Hannaford entryway on his adjoining site?
- Mr. Crocco asked if the engineering for roadway improvements included pedestrian crossings. Planning Director Sheldon responded yes.
- Planning Board member James McAdams asked where the drainage is being diverted from the front of the Hannaford site. Mr. Bouchard responded that storm water would be diverted to Berry Brook and that said brook has ample capacity to handle the flow.

- Mr. Dean Fournier voiced concern over the stacking of traffic stopped by the proposed Hannaford entryway signal. He suggested that Merry Street be given more consideration.
- Mr. Andy Galt complimented Hannaford Bros. on the excellent development proposal.

Planning Board recessed until a site review is conducted (August 3rd, at 4:00 p.m.)

Planning Board reconvened on August 3rd, 1983 at 4:00 p.m. with the following members present: P. Bouchard, R. Steele, G. Maglaras, W. Akerman, H. Griffin, J. McAdams, S. Faria, and Planning Director T. Sheldon.

On a motion by Faria, seconded by Steele to grant preliminary site review approval to Hannaford Bros. with the following conditions:

1. Preliminary approval is granted exclusive of roadway/entryway detail.
2. Ridge street shall be extended to intersect with Hannaford parking lot. Cost of such extension to be borne by developer. Design to be approved by Planning Director Sheldon and Public Works Director Bouchard.
3. Revised landscape plan to be approved by Planning Director Sheldon. U.A.

Meeting adjourned, on motion by Faria, seconded by Bouchard.