

DOVER PLANNING BOARD  
MINUTES OF MEETING

Held: August 2, 1983  
Council Chambers  
Municipal Bldg., Dover, N.H.

Members present: Col. Harry Griffen, Robert Steele, Kerry Forbes, George Maglaras, Stephanie Faria, Peter Bouchard, James McAdams, and Planning Director Timothy Sheldon.

ITEM #1: Approval of Planning Board Minutes-July 12, 1983.

Moved by Faria, seconded by Griffin to approve as submitted, U.A.

ITEM #2: Approval of Planning Board Minutes-July 12, 1983, (Executive Session)

Moved by Faria, seconded by Griffen to approve as submitted. U.A.

ITEM #3: PUBLIC HEARING-SHAW'S SHOPPING CENTER

- Chairman Maglaras introduced Mr. Jack Thornton and staff, representatives, from Shaw's Realty. Mr. Thornton presented a final development plan with detailed graphic outlining the proposed drainage, building placement, parking arrangement, lighting, ect.
- Chairman Maglaras opened the hearing for public comment.
- Tom Massingham asked whether the Shaw's drainage plan would divert water from running onto the southerly adjoining property. Shaw's responded that 80% of the water that now moves north to south will be collected in new C.B.'s and diverted.
- Andrew Courteau (Dover Bowl) asked for an explanation of how access to his site will be maintained.
- Roger Bois (Roger's Pizza)- He does not want his R.O.W. to be used by anyone other than his firm. Shaw's has suggested that Scotti Organ park within this R.O.W. Shaw's was directed to study the issue with their lawyer and report back to the Planning Board.
- Andrew Galt asked if Shaw's can put parking for Scotti Organ customers on Roger Bois's R.O.W. Mr. Steele responded by saying that is a court matter and not under the prever of the Planning Board.
- Mr. Galt asked for an explanation regarding access to Dover/Bowl/Star Market via Shaw's Morin Street entryway. Mr. Steele responded that the issue of access to these two businesses is not of concern to the Planning Board.
- Charles Strogen asked about the Wilbur Smith report.
- Planning Board member Harry Griffen asked if the market can handle these proposed shopping centers and what is going to be the overall impact.

- Tom Massingham recommended the using of curbed islands for channeling all parking areas.
- Planning Board member James McAdams asked about the size (depth) of the out/exits.

Planning Board recessed until site review (August 4th, at 5:00 p.m.)

The Planning Board Members discussed the Site Review Screen Committee Memorandum of July 18, 1983, wherein numerous recommendations were made relative to Shaw's preliminary site plan, discussion ensued.

Planning Board reconvened on August 3rd, 1983 at 5:00 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 Shaw's with the following conditions:

1. Preliminary approval is granted exclusive of roadway/entryway detail.
2. Granite, concrete curbing to be used on service roadway's traffic islands. Landscaping (street trees) shall also be included.  
Painted islands will be allowed along the storefront service roadway.

Vote taken: 6:1 (Bouchard) to approve.

Meeting adjourned on motion by Griffin, seconded by Faria.