

DOVER PLANNING BOARD

MINUTES OF MEETING

Held: Tuesday, January 26, 1982  
Council Chambers, Dover, N.H.

Members present: Chairperson G. Maglaras, W. Akerman, W. Meserve, H. Griffin, P. Bouchard, A. Peters and R. Steele. Also present was Assistant Planning Director J. Donovan.

ITEM #1: Approval of minutes of the December 17, 1981 and January 12, 1982 meetings. Moved by Griffin, seconded by Bouchard to accept minutes as written for both December 17, 1981 and January 12, 1982. U.A.

ITEM #2: Capital Improvement Budget -

A. Library - Don Mullen outlined the proposed improvements/renovations to the Public Library in their order of priority: (1) Electrical improvements, (2) Energy conservation (heat, windows insulation, etc.), (3) Perimeter underdrains, (4) Repair exterior (roof, masonry, etc.), (5) Toilet facilities, (6) New floor above book stacks, (7) Expand childrens room, (8) Public service area, (9) New entry at parking lot (for handicapped), (10) Strengthen floor of lecture hall, (11) Paint and refurbish woodwork, and (12) carpeting. The estimated (1981) cost of these improvements is \$430,700. Mr. Mullen requested that the Planning Board tour the Library. He further requested that items 1-3 be budgeted for the year 1982. Mr. Paul Boucher from the Library Board of Trustees discussed costs that would be incurred if the building had to be replaced.

Moved by Bouchard, seconded by Griffin to accept items 1-3 as top priority for the 1982 Library Budget. FOR: Maglaras, Meserve, Akerman, Griffin, Bouchard, Steele. AGAINST: Peters.

B. Recreation - Don Heyliger stated that the top priority was the replacement of the Recreation Center's boiler system. He indicated that the situation is critical with the existing system being inefficient and always breaking down, and as there is no back-up system if the boiler should cease to work. Mr. Steele noted that \$25,000 was authorized in the 1981 budget for the repair of the boiler system and that had not yet been expended. Mr. Heyliger stated that numerous procedural problems had delayed the necessary preliminary engineering study. Said study, which he just received, suggested that the City to with a modular system (separate systems for domestic hot water, heating of the pool, etc) that would cost \$70,000 or repair the present system and purchasing additional equipment to handle separate systems. With the \$25,000 allocated from the 1981 budget, total cost of a cost-efficient modular system in 1982 would be \$45,000. Pay back on a new system was briefly discussed. The above item was not placed on the list that was handed out to the Planning Board members. Next in priority would be items #24 - Indoor Pool - gutter system replacement as the gutters were badly deteriorated. Items #25 Indoor Pool Addition, #26 Woodman Park Track Repair, #27 Woodman Park Tennis Court Repairs, #28 Guppy Park Parking Area and #29 Garrison School Minor League Field could be deferred indefinitely.

Moved by Peters, seconded by Griffin to accept Mr. Heyliger's report as presented with the boiler system being the top priority for the Recreation Departments budget.

ITEM #3: Mobile Home Ordinance -

Discussion ensued as to the proposed new legislation regarding the Mobile Home Ordinance. It was decided to delay any action on the Mobile Home Ordinance until after the current Special Session of the Legislation.

ITEM #4: Old Business -

A. RW REALTY, INC. - Attorney R. Ouellette, representing RW Realty, Inc. stated that the applicant had received ZBA approval for a waiver of the frontage requirement. He submitted a letter to the Board outlining conditions that the applicant would meet if approval was granted by the Board.

-Discussion ensued on the ownership of Plaza Drive. It was noted that the City accepted only the paved area from Glenwood Avenue (including Northway Circle). Plaza Drive from Central Avenue in is considered a private drive. It was agreed that Plaza Drive was dedicated, but not accepted by the City with the above Glenwood Avenue section. Applicant was notified that the City would not in any way up-grade, maintain or service the proposed driveway. It was also suggested that RW Realty get a right-of-way (easement) from Tamposi.

Moved by Peters, seconded by Akerman, to approve subdivision with the following conditions: U.A.

1. Receipt of Driveway Permit (from Rte. 16).
2. Cutting back of the grass area and relocation of the mailbox in front of the existing RW Associates building.
3. Relocation of the fire hydrant to a more appropriate position within the right-of-way. Cost to be borne by the applicant.
4. Paving the access driveway for a distance of at least 250 feet Westerly of Central Avenue.
5. That the applicant understands that the City will not be responsible for the up-grading, maintenance or services to the Plaza Drive area in question.

B. OUELLETTE, HALLISEY & DIBBLE Site Review - Attorney Ouellette presented a revised proposal to the Board for their review. Discussion ensued on the access/egress, parking, drainage, retaining wall and change of placement of the proposed structure.

Moved by Steele, seconded by Peters, to approve as submitted with the following condition: U.A.

1. Receipt of Driveway Permit.

C. JADE REALTY - Chairperson Maglaras read letter from attorney representing Jade Realty - Tofftree Lane-Brittany Park development requesting waiver of tree size.

Moved by Steele, seconded by Griffin to deny request. U.A.

ITEM #5: NEW BUSINESS - There was no new business that came before the Board.

Next Planning Board meeting date was discussed. Actual date of next meeting will be sent out to members when decided upon.

ITEM #6: Adjournment

Moved by Bouchard, seconded by Akerman, to adjourn. U.A.