

DOVER PLANNING BOARD

MINUTES OF MEETING

Held: Tuesday, June 22, 1982  
Municipal Building  
Dover, New Hampshire

Members present: Meserve, Faria, Peters, Bouchard, Steele and Forbes. Also present was Planning Director Sheldon.

ITEM #1: Public hearing on the minor subdivision of lands of W. PETER VALLIERE, Assessors' Map B, Lot 1A on Sixth Street.

Mr. Sheldon explained this subdivision request. He noted that it met all the criteria required by the Zoning and Subdivision Ordinances.

Mr. Pete Valliere explained that because of the unique topography of the site, lot #4 had been unorthodoxly configured.

The Planning Board discussed the disposition of lot #4 and while feeling that the layout met the letter of the law, it was a way of circumventing the intent of the Zoning Ordinance. The Planning Board agreed to study the issue.

PUBLIC HEARING OPENED:

Pete Valliere spoke in favor.

Ken Morin spoke in favor.

No one spoke in opposition.

PUBLIC HEARING CLOSED.

Moved by Forbes, seconded by Meserve to approve with the following conditions:

1. Receipt of WSPCC approval.
2. Receipt of City Septic approval.
3. Deed restriction specifying one single family dwelling per proposed lot.
4. Receipt of Driveway permit.

APPROVED: 4-2 (Peters, Steele opposed)

ITEM #2: Public hearing on the request for waiver of Chapter 41, Driveway Ordinance by Kenneth Morin, Assessor's Map C, Lot 49C on Watson Road.

B. Meserve read applicant's letter requesting one driveway to service two adjoining lots.

PUBLIC HEARING OPENED:

Ken Morin spoke in favor and answered general questions asked by the Planning Board.

No one spoke in opposition.

PUBLIC HEARING CLOSED.

Moved by Forbes, seconded by Steele to approve request.

APPROVED: 5-1 (Bouchard opposed)

ITEM #3: Public hearing on the request for waiver of Chapter 41, Driveway Ordinance by James O'Neil, Assessor's Map 22, Lot 29 on Henry Law Avenue (Wallinsford St.)

B. Meserve read applicant's letter requesting a waiver from driveway ordinance.

PUBLIC HEARING OPENED:

J. O'Neil spoke in favor.

No one spoke in opposition.

PUBLIC HEARING CLOSED.

Moved by Peters, seconded by Forbes to approve request.

APPROVED: 5-1 (Bouchard opposed)

WORKSHOP

Greg Polubinsky and Carter Christenson presented the Planning Board with information regarding the establishment of an Agriculture extension and Site Assessment System. The Planning Board will meet on July 13, 1982 to review the weighting system needed to develop the program.

OLD BUSINESS

Jade Realty requested a release of their performance bond on the Tofftree Lane project. Tim Sheldon, Pete Bouchard and Jay Stephens will inspect the site to see if the developer has complied with the Planning Board's subdivision approval.

Economic Recodification

The Planning Board members voted to conceptually approve the following rezoning actions: U.A.

1. Littleworth Road (south) rezoning (I-2).
2. Littleworth Road - Columbus Avenue rezoning (I-2).
3. Knox Marsh - Durham Road rezoning (office park).
4. Prebble Street - Broadway rezoning (B-2).
5. St. Thomas St. - Walnut St. rezoning (B-2).
6. Central Avenue - Silver Street rezoning (B-2).

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