

DOVER PLANNING BOARD
MINUTES OF MEETING

Held: May 12, 1981
District Courtroom
Dover, N.H. 03820

Members Present: Chairman H. Griffin, K. Forbes, P. Bouchard, A. Crowell, R. Steele, W. Akerman, G. Maglaras and L. Schofield. Also present was Planning Director T. Sheldon.

ITEM #1: PUBLIC HEARING on the minor subdivision of lands of RAYMOND and NATALIE BERNIER, Assessor's Map H, Lots 9 and 9A on Durham Road.

Mr. Sheldon explained this subdivision. He noted that the applicants had received a variance from the Zoning Board of Adjustment for use of a right-of-way (no frontage on lot #2) into the back parcel. He further noted that the subdivision met all the City's Zoning and Subdivision regulations.

PUBLIC HEARING OPENED:

-R. Bernier, applicant, spoke in favor.

PUBLIC HEARING CLOSED.

Moved by Forbes, seconded by Maglaras, to approve subdivision as submitted with the following conditions: U.A.

1. Receipt of WSPCC Approval.
2. Receipt of City Septic Approval.
3. Or proof of hook up to City sewer.

ITEM #2: PUBLIC HEARING on the minor subdivision of lands of KARL and SUSAN KRECKLOW Assessor's Map J, Lots 13A and 13Q on Rabbit Road.

Attorney Koromilas, representing the Krecklows, explained the proposed subdivision. He noted that WSPCC had been approved and that the applicants had no intention of further subdividing parcel #2.

PUBLIC HEARING OPENED:

-S. Cummings, abuttor, questioned the permissible use of lot for housing student
PUBIC HEARING CLOSED.

Moved by Forbes, seconded by Maglaras, to approve subdivision with the following conditions: U.A.

1. Delineation of 50' conservation district around the brook.
2. Receipt of City Septic Approval.
3. Receipt of Driveway Permit.

ITEM #3: PUBLIC HEARING on the minor subdivision of lands of RICHARD BENN, Assessor's Map 9, Lot 9 on Dover Point Road.

Mr. Sheldon explained this subdivision noting that the applicant received a variance from the Zoning Board of Adjustment for use of right-of-way (no frontage into lot #2) into the back parcel. He further noted that the applicants had received WSPCC approval for this subdivision and that this subdivision met with all the City's Zoning and Subdivision regulations.

PUBLIC HEARING OPENED:

-R. Bern, applicant, spoke in favor.

PUBLIC HEARING CLOSED.

Moved by Maglaras, seconded by Steele, to approve subdivision as submitted. U.A.

ITEM #4: PUBLIC HEARING on the Site Review of proposed medical building by Dr. I. VATTANDS on the property owned by Raymond and Irene Stackpole, Assessor's Map 29, Lot 23 on Central Avenue.

John Merkle, architect, explained the proposed medical building. He noted that after discussions with the City Engineer, drainage plans were approved. Mr. Sheldon read a letter from Burns, Bryant, Hinchey, Cox & Shea asking for the fast action on the site review. P. Bouchard questioned the access/egress into the site. Curb cuts were discussed.

PUBLIC HEARING OPENED:

- Irene Stackpole spoke in favor.
- Father Athans spoke in favor.
- B. Carlo spoke in favor.
- J. McCarthy questioned the widening of Central Avenue and the effect it would have.
- C. Tasker questioned the paved parking area and the effect of surface runoff. He also questioned the allowable curb cuts.
- P. McCarthy questioned the traffic flow.

PUBLIC HEARING CLOSED.

Action deferred until a on-site inspection is held. On site inspection to be held on Thursday, May 14, 1981 at 5:30 p.m.

ITEM #5: JAMES and IRENE YORK'S Subdivision:

Moved by Steele, seconded by Crowell to take this item off the table. Forbes requested a waiver from the driveway ordinance. He was referred to Director of Public Works Bouchard. Forbes further noted the change of the proposed street (extending to the back properties) in that there would be a 50' right-of-way with the boundary line centered between lots #3 and #4. Forbes requested a waiver of the Subdivision sidewalk requirements. He stated that as there would be plenty of sidewalks around the condominiums themselves, no one would cross the street to use a sidewalk if provided.

Moved by Maglaras, seconded by Crowell to approve the sidewalk waiver. U.A. (Forbes abstained).

Moved by Crowell, seconded by Maglaras to approve York's subdivision with the following conditions: U.A. (Forbes abstained)

1. Receipt of Driveway Permit for lots #1 and #2.
2. No building permit or Certificate of Occupancy to be issued for lots #3 and #4 until the street is approved by the City.
3. Placement of underground utilities.
4. Developer to pay for all garbage pick-up and electricity for lights for lots #3 and #4 prior to the acceptance by the City of the proposed street.
5. Placement of street trees for each lot, as approved by the Planning Director.
6. Developer to come before the Board for the setting of a bond for the construction of the proposed street when appropriate.

ITEM #5: PUBLIC HEARING on the Site Review of proposed condominiums by KERRY ROBBES and DOUGLAS DODDS on property owned by James and Irene York, Assessor's Map I, Lot 1N on Garrison Road.

PUBLIC HEARING OPENED:

- Architect Ed McCarther explained the developer's intentions. He stated there was to be 24 units in sections of 6 with fire walls between each three unit grouping.
- V. Bourre objected to the subdivision/site review public hearing process.
- I. York spoke in favor.

-Andrew Sweatt submitted a petition against the site review of the condominiums. He noted that the letter to abutters stated that the site review was for property on Back Road. He was informed that it was a typing error. He requested the results of the flow test performed Sunday night, the 10th of May. Pierre Bouchard, Director of Public Works informed the public and the Board that the results showed that the site was served with adequate domestic water.

-Fire Chief David Bibber concurred with Bouchard regarding the domestic flow but stated that there was inadequate pressure for fire protection. When questioned if there was any section in Dover with adequate pressure for fire protection, the Chief agreed that there was about only one area in Dover with adequate pressure.

-P. Baillargeon questioned the effect the development of condominiums would have on traffic.

-J. Hodgson asked if there had been a traffic study made. She questioned the fact that since there were no sidewalks now for the kids, was the City going to put some in.

-L. Lessor spoke of the previous ice conditions due to the disrepair of the road and questioned if the problem would worsen.

-Discussion ensued on sidewalks to be provided by the City under the Capital Improvement Program.

-Mr. Mudgett questioned the adequacy of water for fire protection.

-L. Talon noted that the problem of inadequate pressure for fire protection would increase with the approval of the condominiums.

-E. Sweatt questioned the approval of the subdivision.

-Mr. Bertrum questioned the increase of traffic.

-P. Baillargeon spoke in opposition.

-D. Burgess questioned if fire insurance rates would increase with the approval of the condominiums.

-Mr. Durkee questioned the right to grant a sidewalk waiver prior to the public hearing.

PUBLIC HEARING CLOSED.

The Chair recessed the public hearing until May 26, 1981 at 7:00 p.m. in the District Courtroom where at that time, the Board would address the problems of:

- a) Fire protection within the condominiums
- b) Police report on the traffic flow
- c) State sewer and water permits
- d) Status of the narrow road pavement at the entrance.
- e) Other.

ITEM #6: OLD BUSINESS

CURRENT USE - Assessor Parks requested the date for filing for discretionary easement under of current use law to be extended from May 15th to July 15th, 1981.

Moved by Bouchard, seconded by Akerman to extend the date from May 15 to July 15.

MINUTES OF MEETING OF APRIL 28, 1981- Moved by Maglaras, seconded by Akerman to accept the minutes of the meeting held April 28, 1981 as amended:

"That the date of the Meeting on the top of the page state April 23, 1981 (not March 28, 1981; and,

"The Chair closed the Public Hearing on Item #4 after abuttor C. Hyde spoke (before motion by McAdams)."

U.A.

CROSBY ROAD - Mr. Sheldon handed out proposals by the Planning and Engineering staff concerning the Crosby Road Industrial Development Plan. The Board is to review the proposal and comment at the next scheduled Planning Board meeting (May 26).

AJOURNMENT

Moved by Maglaras, seconded by Crowell, to adjourn. U.A.