

DOVER PLANNING BOARD
MINUTES OF MEETING

Held: December 15, 1981
Council Chambers, Dover, N.H.

Members present: Chairman H. Griffin, W. Meserve, R. Steele, W. Akerman, G. Maglaras, J. McAdams, K. Forbes and P. Bouchard. Also present was Planning Director T. Sheldon.

ITEM #1: Public Hearing on the minor subdivision of lands of PAULINE CALDERWOOD, Assessor's Map L, Lot 89G on Dover Point Road.

Mr. Sheldon explained the applicant's intentions and noted that she had received relief from the frontage requirement from the Zoning Board of Adjustment. Approval of the variance from the ZBA stipulated that the Planning Board address the Driveway Ordinance when considering the approval of said subdivision.

Public Hearing Opened:

Attorney Raymond Ouellette, representing the applicant, stated the applicant's intentions and noted that she had received ZBA approval, that the parcel would be deed restricted to one residential lot only, that no building would be constructed beyond a point delineated on the plat, that water service would be taken from the Calderwood's line (which is a private line and not maintained by the City) and that there would be a private septic system installed. He noted that a problem had arisen with the request for the variance with reference to the access being from the 25 foot right-of-way. He further noted that the 25 foot right-of-way was a legally deeded right-of-way across the Rasmussen's property and therefore provided legal access to the back parcel. The applicant, Pauline Calderwood, would deed her right to use the 25 foot right-of-way to the purchaser of Lot 2, thus relinquishing any use of it herself. Attorney Ouellette spoke of the Driveway Ordinance and stated that although three property owners had use of the right-of-way, only two premises were to be allowed access over said right-of-way and that the third premise was serviced by its own driveway.

-Irene York spoke in favor of the subdivision.

-No one spoke in opposition.

Public Hearing Closed.

Discussion ensued with reference to the Driveway Ordinance and applicability to this case.

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

ITEM #2: Public hearing on the site review of proposed structure by the law firm of OUELLETTE, HALLISEY & DIBBLE, Assessor's Map 38, Lot 33 at the corner of Glenwood Avenue and Central Avenue.

Mr. Sheldon explained the applicant's intentions, noting that ZBA approval had been received for setback requirements.

-Attorney Ouellette noted that the parcel in question was a small lot and that the access/egress into said parcel was open to the Board's recommendations. Due to the size of the lot, the building was situated to accommodate potential future expansion and the required number parking spaces.

Public Hearing Opened:

No one spoke in favor or against this site review.

Public Hearing Closed.

Moved by Maglaras, seconded by McAdams, to approve the preliminary plans with the following conditions: U.A.

1. Drainage plan to be submitted for approval by the Director of Public Works and the Planning Director.
2. Review of the traffic flow (access/egress) to be determined by the Director of Public Works, Planning Director, State Highway Officials and Dover Police Department.
3. Certification of plan by licensed architect or professional engineer.

ITEM #3: Public Hearing on the request for waiver of Driveway Ordinance by ATLANTIC DEVELOPMENT, Assessor's Map 20, Lots 18 & 19 located at 103½ Henry Law Ave.

Mr. Sheldon brought the Board up to date on the Atlantic Development proposal.
-Mr. Anders Albertsen informed the Board of the status of the project and noted that a larger planing and medimum strip would be constructed if the waiver was granted.

Public Hearing Opened:

-No one spoke in favor.

-Margaret Kohut questioned if the approval was not granted by the Board, would the whole project be dropped. She also questioned the parking spaces which were promised to her building as they would be losing two spaced of the request was approved. She referred to Fire Chief Bibber's letter of 11/2/80 opposing to a center strip.

-Mr. Albertsen stated that they were ready to discuss the availability of the two parking spaces with the Kohuts at any time.

Discussion ensued as to why a waiver was necessary.

Mr. Kohut questioned snow removal and where it was planned to be put.

Mr. McAdams related to the Kohuts that the Planning Board had turned down the project but it was overruled by a Court decision.

Restricted parking twenty feet from the entrance was discussed.

Public Hearing Closed.

The Board requested the City Manager to present to the City Council's Traffic and Parking Committee an amendment to the Traffic Ordinance whereby there would be restricted parking twenty feet from entranced to large scale (10 or more units) multi-family development.

Moved by Steele, seconded by McAdams to approve as presented. U.A.

ITEM #4: Public Hearing on the minor subdivision of lands of HUGH C. TUTTLE, Assessor's Map M, Lot 54 on Middle Road.

Mr. Sheldon expalined that this request for subdivision had been cancelled due to the applicant not filing copies of the plat before the Board's required cut-off time.

ITEM #5: Public Hearing on the minor subdivision of lands of EDWARD and ESTELLE DONDERO, Assessor's Map E, Lot 47A on Tolend Road.

Mr. Sheldon explained the subdivision and noted that it met all the zoning and subdivision requirements.

Public Hearing Opened:

Mrs. Dondero spoke in favor.

No one spoke in opposition.

Public Hearing Closed.

Moved by Akerman, seconded by Maglaras, to approve subdivision with the following conditions.

DONDERO Conditions: U.A.

1. Receipt of WSPCC approval.
2. Receipt of City Septic Approval.
3. Receipt of Driveway Permit.
4. Conservation District be delineated on the plat.

ITEM #6: OLD BUSINESS.

- A. RW Realty - Chairman read letter submitted by Attorney Ouellette. Mr. Sheldon read the minutes from the 7/14/81 Planning meeting with reference to RW Realty. He noted that they had two options:
 1. Relief from the Zoning Board of Adjustment, or
 2. Constructing the right-of-way to City specifications, including an cul-de-sac.RW Realty action tabled until further notice.
- B. Jade Realty - Brittany Park - Mr. Sheldon brought the Board up to date on this matter. He read his memo of December 9, 1981.
Moved by Forbes, seconded by McAdams to deny request to release bond and to have said bond pulled. U.A.
- C. Communication from Chris Calivas - Mr. Sheldon read letter from Mr. Calivas stating his reasons why he could not accept a position with the Planning Board.
- D. Mobile Home Ordinance - Mr. Sheldon handed out proposed locations for the placement of mobile homes on individual lots. He noted that he was open to any suggestions and that the members should check out the proposed areas and any other sections they thought applicable.
- E. Industrial Recodification - Mr. Sheldon handed out draft copies of a proposed Commercial Revitalization District and asked the Planning Board to review it.
- F. Minutes of Meeting 9/8/81. Moved by Maglaras, seconded by Steele to approve minutes of meeting 9/8/81 as written. U.A.

ITEM #7: NEW BUSINESS.

- A. Arnold Peters - It was noted that Arnold Peters was appointed to the Planning Board as representative of the City Council.
- B. Capital Improvement Budget - City Manager Steele handed out draft copies of the Capital Improvement Budget. The Board will take up several items at a time during the next Planning Board meetings. The next meetings scheduled for the month of January will be the 2nd and 4th Tuesday - January 12, 1982 and January 26, 1982.

ITEM #8: ADJOURNMENT

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