

DOVER PLANNING BOARD
MINUTES OF MEETING

Held: Tuesday, March 25, 1980
Dover District Courtroom

ITEM #1: ROLL CALL:

Members Present: Chairperson Crowell, P. Bouchard, L. Schofield, H. Griffin, K. Forbes, G. Maglaras and Councilman McAdams. Also present was Planning Director Timothy C. Sheldon.

ITEM #2: APPROVAL OF MINUTES OF MEETING HELD JANUARY 15, 1980.

Moved by Maglaras, seconded by Bouchard, to accept minutes as written.
U.A.

MOVED by Bouchard, seconded by Schofield that G. Maglaras act as secretary. U.A.

ITEM #3: PUBLIC HEARING ON THE MINOR SUBDIVISION OF HISTORIC RENOVATION TRUST, ASSESSOR'S MAP 2, LOT 50 ON CENTRAL AVENUE. (Western Auto Building)

Mr. Sheldon explained the intentions of the Trust.
Mr. Jack Buckley, Director of DHA, spoke in favor of subdivision.
Mr. Tim Pearson, a principle of the Historic Renovation Trust, spoke in favor of the proposed subdivision.

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

ITEM #4: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF WILLIAM H. WILSON III, ASSESSOR'S MAP L, LOTS 27A & B.

Mr. Sheldon explained this subdivision.

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

ITEM #5: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF GRACE McCOOLE, ASSESSOR'S MAP F, LOTS 31 & 32 ON LITTLEWORTH ROAD.

Mr. Sheldon explained the McCoolle subdivision.

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

ITEM #6: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF VIOLA AND CHESTER BOLSTRIDGE, ASSESSOR'S MAP B, LOT 18 ON COUNTY FARM CROSS ROAD.

Mr. Sheldon explained this subdivision.
Mr. Bolstridge explained his intentions.

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

1. Re-align property line to conform with Zoning Ordinance minimum set-back requirements (3 sheds in violation.)

2. Receipt of Driveway Permit.

U.A.

ITEM #7: PUBLIC HEARING ON THE SITE REVIEW ON PROPOSAL OF ARMAND DiMAMBRO AND DONALD McNAMARA, ASSESSOR'S MAP I, LOT 9B ON ROUTE 108, DURHAM ROAD.

Mr. Sheldon explained the site review application of DiMambro & McNamara. Forbes explained that it was his belief that the Zoning Board of Adjustment had exceeded their authority by granting 84 units instead of the number requested by the applicant. He felt that it was a function of the Planning Board to set density limits.

Moved by Maglaras, seconded by Forbes, to defer action until a site review was held. Site Review slated for Thursday, April 3, 1980 at 5:00 p.m. U.A.

ITEM #8: PUBLIC HEARING ON THE SITE REVIEW ON PROPOSAL OF SPINELLI CORPORATION, ASSESSOR'S MAP 25, LOT 43 ON PORTLAND AVENUE.

Attorney Dough Gray explained the site review and its particulars. Paul McQuade explained the development history of Portland Avenue. He spoke of the water supply in the area and believed that the problem was the City's and not the developer's. The City Council plans to spend \$14,000 for the cleaning of the system.

Mr McQuade spoke in favor of this site review.

Mr. Daniel Ayer spoke against proposal, stating that with the inadequate sewer and water pressure, growth in the area would only further hamper the supply of water.

Mr. McQuade answered that there was adequate water pressure in the area and the City was meeting its need.

Attorney Gray stated that there would be approximately one child per ten units when questioned about school impact.

Moved by Forbes, seconded by Maglaras to defer action until the site review screening committee reviewed proposal and the Board held a site review. Site review to be held on Thursday, April 3, 1980 at 4:00 p.m. U.A.

ITEM #9: PUBLIC HEARING ON WAIVER OF DRIVEWAY ORDINANCE, SECTION 41:10 ON DEVELOPMENT PROPOSAL OF ATLANTIC DEVELOPMENT, MAP 20 LOTS 18 & 19 ON HENRY LAW AVE.

Attorney Ritzo spoke in reference to desired waiver of driveway ordinance.

Mr. John Minitier, an abutter, spoke against saying that no cars could enter or exit and that snow plowing would be hard.

Mrs. Joan Fitzmaurice, an abutter, opposed existing traffic problems on the hill and claimed that it was a dangerous situation.

Mr. Daniel Ayer questioned how a subdivision could be granted as it was a non conforming lot.

Mrs. Ayer, Mr. Raymond Murphy, Mr. George Isaksen and Ms Mary Louise Lavoie, all abutters, were opposed.

Letter to Chairman and Planning Board members from Theodore Ackman, an abutter, opposing development, was made part of record.

Moved by Forbes, seconded by Maglaras to deny waiver for a 28' driveway but to allow single width with curbing to maintain minimum setback requirements. This is to be reviewed by Fire Chief Bibber. FOR: Bouchard, Griffin, Maglaras, Crowell. AGAINST: Schofield, McAdams.

Moved by Bouchard, seconded by Maglaras to request the Planning Director to investigate frontage problems

ADJOURNMENT

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