

DOVER PLANNING BOARD  
MINUTES OF MEETING

Held: Thursday, 9/18/80  
Council Chambers

ITEM #1: ROLL CALL

Members present: L. Schofield, W. Akerman, P. Bouchard, H. Griffin, R. Steele, J. McAdams. Also present was Planning Director T. Sheldon.

ITEM #2: APPROVAL OF MINUTES OF MEETINGS HELD 8/19/80 AND 8/26/80.

Moved by Akerman, seconded by Schofield, to approve minutes of 8/19/80 and 8/26/80 meetings as submitted. U.A.

ITEM #3: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF ALGRED RAMAIKA, ASSESSOR'S MAP 8, LOT 38A ON DOVER POINT ROAD.

Mr. Sheldon explained this subdivision. He noted that Dr. Ramaika had received approval from the Zoning Board of Adjustment in reference to insufficient frontage for the two lots.

-Dr. Ramaika spoke in favor of subdivision.

-Attorney R. Murphy, representing purchaser of Lot 2, spoke in favor.

Moved by Bouchard, seconded by Akerman, to approve subdivision as submitted.

U.A.

ITEM #4: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF ANNA MAY EMERSON, ASSESSOR'S MAP 35, LOT 60 ON SIXTH STREET.

Mr. Sheldon explained this subdivision and noted that Lot 2 was to be incorporated into the land owned by abuttor Gray.

Moved by Forbes, seconded by Akerman, to approve subdivision as submitted.

U.A.

ITEM #5: NEW BUSINESS

A. Letter from Alan Crowell - Mr. Sheldon read letter from Mr. Crowell in reference to his absence from planning board meetings.

Moved by McAdams, seconded by Akerman to accept letter and place on file.  
U.A.

B. Appointment of Vice Chairperson

Moved by Schofield, seconded by Bouchard to nominate Akerman Vice Chairman.  
Moved by Forbes, seconded by McAdams to close nominations. U.A.

Secretary cast one vote - Akerman elected Vice Chairman.

C. Jensen's Inc. - Mr. Sheldon read letter from Jensen's Inc. in reference to the release of a \$70,000 performance bond held by the City.

-C. Olekuck, representing the applicant, explained their requests as follows:

1. for release of present bond

2. for a waiver from setting new performance bond upon resumption of construction.

Discussion ensued in reference to the above

Moved by McAdams, seconded by Schofield, to release the performance bond now held by the City and to table the request of waiving the setting of a new performance bond until bond is needed. U.A.

ITEM #6: OLD BUSINESS

A. M & D Realty - (New Owners - Woodmaster, Inc., Perkins Home Center, Ralston St., Keene, N.H. 603 352-2039, attention Paul Mack, Vice President).

-E. McArthur, Civil Consultants, explained that the M & D Realty had sold the above referenced condominiums to Woodmaster, Inc, Keene, N.H. and that Mr. Paul Mack, Vice President would like to explain proposed changes to the previously approved development plan.

-P. Mack explained to the Board all revisions proposed including a change in density from the approved 84 units to a 62 unit complex by re-

moving the garden units, and by enlarging each unit from a length of 31' to 32'); a full basement (for storage), garage units (one for each dwelling unit, along with one parking space for each unit plus 8 extra spaces) and amenities such as a tennis court and a swimming pool.

Mr. Mack further stated that the curbing from Durham Road would be of granite and would extend to the walkway inside the complex.

Lighting was discussed and the placement of poles in the parking area. Mr. Mack said he would like to eliminate the poles and place lights on every other garage unit to provide adequate lighting.

P. Mack continued stating that the work was to be performed in three phases, the first phase would be the construction of the units furthest from the Durham Road, as preferred by the Planning Board.

It was requested of the Planning Board that relief be given to Woodmaster Inc. in reference to the black top curbing requirement (perimeter of parking areas) as drainage in catchbasins would be installed instead.

Moved by Forbes, seconded by McAdams, to delete black top curbing requirement in the parking area and approve project as submitted. U.A.

B. Economic Development - As no new developments had occurred since the last meeting, the subject was tabled until the next meeting.

ITEM #7: ADJOURNMENT

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