

DOVER PLANNING DEPARTMENT
MINUTES OF MEETING

Held: October 30, 1980
District Courthouse

Members Present: Vice Chairman W. Akerman, P. Bouchard, H. Griffin, J. McAdams, and R. Steele. Also present was Planning Director T. Sheldon and Assistant Engineer, L. Gobin.

ITEM #1: PUBLIC HEARING on the minor subdivision of lands of Gregg Wilson, Assessor's Map 17, Lot 139 on Hawthorne Drive.

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

-Gregg Wilson, applicant, spoke in favor of the subdivision.

-Bouchard explained the City's position in reference to sewer and water.

Moved by Griffin, seconded by McAdams, to approve subdivision as submitted with the following conditions:

1. The deed for lot 6A shall state that the owner be responsible for costs incurred in running water line from the meter on Lot 6A to the water main.
2. That lot 6C is a non buildable lot, and is to be sold to abuttor Doris and Elbridge Goodwin.
3. Receipt of driveway permit before a building permit will be issued.

U.A.

ITEM #2: PUBLIC HEARING on the minor subdivision of lands of Helen Eaton (Niles), Assessor's Map E, lot 70 on Sixth Street.

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

-George Niles, applicant, spoke in favor of the subdivision.

Moved by Griffin, seconded by McAdams, to approve the subdivision as submitted with the following condition:

1. Receipt of driveway permit before a building permit will be issued.

U.A.

ITEM #3: PUBLIC HEARING on the minor subdivision of lands of Wilfred & Joyce Dukette, Assessor's Map M, Lot 3 on Middle Road.

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

-Craig Williams, proposed purchaser of Lot A, spoke in favor of the subdivision and stated that he planned to use are for an orchard.

Moved by Griffin, seconded by McAdams, to approve the subdivision as submitted with the following condition:

1. Receipt of driveway permit before a building permit will be issued.

U.A.

ITEM #4: PUBLIC HEARING on the minor subdivision of lands of Anna and Richard Kay, Assessor's Map H, Lot 26 on Littleworth Road.

Mr. Sheldon explained the subdivision stating that it met all zoning and subdivision requirements and that the Planning Department had received the appropriate MSPCC approval.

-Larry DuBois, realtor, spoke in favor of the subdivision.

Moved by Griffin, seconded by McAdams, to approve subdivision as submitted with the following conditions:

1. Receipt of State driveway permit approval.
2. Receipt of City Septic approval.

U.A.

ITEM #5: PUBLIC HEARING on the minor subdivision of lands of Barbara C. Tuttle Trust and Huch C. Tuttle, Assessor's Map M, Lot 61 on Middle Road.

Mr. Sheldon explained this subdivision by stating that it met all the zoning and subdivision requirements.

-Hugh Tuttle, applicant, explained that parcels A & E were to be sold to abutters and that parcels B & C were to be sold to the Vocational Trust for the high school vocational classes. Lot D will be sold at a future date.

Moved by Griffin, seconded by McAdams, to approve the subdivision as submitted with the following conditions:

1. Receipt of driveway permit before a building permit will be issued.
2. Receipt of WSPCC approval.
3. Receipt of City Septic Approval.
4. Lot E to be sold to Thomas F & Lucy Tuttle Hourihan and incorporated into one deed with other property owned by the same.
5. Lot A to be sold to Gordon's Mobile Home Park, Inc. and incorporated into one deed with other property owned by the same.

U.A.

ITEM #6: PUBLIC HEARING on the minor subdivision of lands of Gerard and Rachael Lamoureux, Assessor's Map 29, Lot 65 on Ash Street

Mr. Sheldon explained the subdivision by stating that the applicant had previously received approval from the Zoning Board of Adjustment for setback and lot size standards for both lots A and B. With the approval from the ZBA, the subdivision met the remaining zoning and subdivision requirements.

-Gerard Lamoureux, applicant, spoke in favor of the subdivision.

Moved by Griffin, seconded by McAdams, to approve the subdivision as submitted with the following condition:

1. Receipt of driveway permit before a building permit will be issued.

U.A.

ITEM #7: PUBLIC HEARING on the minor subdivision of lands of Francis Cormier, Assessor's Map J, Lot 14 on Piscataqua Road.

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

-Craig Cormier spoke in favor of the subdivision.

Moved by Bouchard, seconded by Steele, to approve as submitted with the following conditions:

1. Receipt of driveway permit before a building permit will be issued.
2. Receipt of WSPCC approval.
3. Receipt of City Septic approval.

U.A.

ITEM #8: PUBLIC HEARING on the site review of lands of Paul Polychronis, Assessor's Map 33, Lot 59 on Avon Avenue.

Mr. Sheldon explained the site review requested by the applicant. It was noted that the six unit complex was to be an apartment complex, rather than a condominium. He stated that the site review screening committee had reviewed the site in question and made the following recommendations:

1. That the developer would be responsible for bringing the water and sewer lines to the property line from Washington Street.
2. The dumpster location must be delineated on the plot plan.

Polychronis continued.

3. Parking requirements of the site review and driveway Ordinances need to be waived.
4. The developer must go before the Water Board in reference to the water service (6"-8" line).
5. The water line is to be ductile iron not cast iron.

-Richard Kinnison, representing the applicant, handed out to the Board members an information sheet with proposed specifications and plans and explained the intentions of the applicant.

-Maxine Freeman, spoke in opposition. She questioned how would the new lines affect the area. Mrs. Freeman stated that there is a high crime rate in the area and that the construction of these units would increase that rate.

-Harold Freeman stated that if Mr. Polychronis fenced in his property as indicated, he would not have access to his property. He was informed that it was a civil matter between the two of them.

-Fred Shaw stated that the road was not wide enough to hand the traffic.

-Fire Chief David Bibber spoke in opposition as a flow test had been performed and it is his opinion that there is insufficient water in that area, and that the problem would worsen if the units were built.

Moved by Bouchard, seconded by Akerman, to postpone any action until a site review could be held. Site Review scheduled for Wednesday, November 5, 1980 at 4:30 p.m. at Avon Avenue.
U.A.

ITEM #9: PUBLIC HEARING on the Site Review of lands of Beverly LaPointe, Assessor's Map G, Lot 4C Off Littleworth Road (Industrial Park Road).

Mr. Sheldon explained the site review. He stated that the site review screening committee made the following recommendations:

1. Dumpster location delineated on the proposed plan.
2. Delineation of outside lighting.
3. Entryway:
 - a) 32' entryway
 - b) granite radii
 - c) protected entryway
4. Waiver of site review requirements on loading area.
5. Landscaping plan.
6. Sewer - 6", 24 spec. Need 3,300 class.

Moved by Steele, seconded by McAdams, to approve site review subject to the approval of the above items by the Planning Director.
U.A.

Discussion ensued in reference to the proposed Sign Ordinance which is being drafted by Planning Director Sheldon. When completed, proposed Sign Ordinance will be presented to the Planning Board for their review.

Moved by Griffin, seconded by McAdams, to adjourn. U.A.