

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Thursday, January 4, 1979  
7:00 p.m.  
District Courtroom  
Municipal Building  
Dover, N.H.

ITEM NO. 1: ROLL CALL.

The following members were present: Lois Schofield, Alan Crowell, Richard Gerrish, Harry Griffin, Robert Steele, Vice-Chairperson Kerry Forbes, and Pierre Bouchard. Also present were J.T. Fey, Planning Director and Timothy Sheldon, Assistant Planning Director.

NOTE: Mr. Murphy is ill with the flu.

ITEM NO. 2: APPROVAL OF THE MINUTES OF THE MEETING HELD MONDAY, DECEMBER 4, 1978.

Moved by Crowell, seconded by Griffin to approve the minutes as written. Crowell, Schofield, Griffin, Steele, Bouchard - FOR. Gerrish - ABSTAINED.

Moved by Crowell, seconded by Griffin to suspend the rules and conduct the meeting in order of Item #5, #6, #3, and #4. U.A.

ITEM NO. 5: PUBLIC HEARING ON ORDINANCE 44-12/27/78 REGARDING THE NON-  
ISSUANCE OF BUILDING PERMITS FOR APARTMENT BUILDINGS IN THE  
CITY OF DOVER FOR A PERIOD OF SIX (6) MONTHS BEGINNING  
DECEMBER 13, 1978.

Mr. Fey spoke briefly on this subject.

Elizabeth Miglionico, 10 Niles Street, is in favor of this Ordinance.

Celeste Bentley, 12 Niles Street, is in favor of this Ordinance.

Margaret Ayers, 15 Niles Street, is in favor of this Ordinance.

Anna Buckley, 165 Mt. Vernon Street, is in favor of this Ordinance.

Mrs. Lempke, 163 Mt. Vernon Street, is in favor of this Ordinance.

Donald McNamara, is against this Ordinance.

Councilman Peters explained the purpose and intent of this Ordinance.

Ted Akerman, Niles Street, is in favor of this Ordinance.

Armand DiMambro, is against this Ordinance.

Irene York, is against this Ordinance.

Leonard Lord, is against this Ordinance.

Arthur Grimes, Dover Point Road, is in favor of this Ordinance.

Franklin Torr, Littleworth Road, does not think there is a need for this Ordinance.

John McCarthy, Central Avenue, is in favor of this Ordinance.

Alan Pluff, a rentor in the City of Dover, is in favor of the Ordinance.

Joan Fitzmaurice, 6 Niles Street, is in favor of this Ordinance.

Arthur Thomas, Back Road, is in favor of this Ordinance.

Margaret Kohut, Henry Law Avenue, is in favor of this Ordinance.

The Public Hearing was closed by Chairperson Forbes.

ITEM NO. 4: PUBLIC HEARING ON ORDINANCE 43-12/13/78 REGARDING THE INCREASE  
IN THE MINIMUM LOT SIZE REQUIREMENT IN A & R-1 ZONES IN WARD  
III FROM 10,000 TO 30,000 SQUARE FEET.

A brief explanation of this proposed Ordinance was given by Mr. Fey.

Ed Hoginski, Dover Point Road, is in favor of this Ordinance.  
Irene Laughlin, Dover Point Road, is in favor of this Ordinance.  
Arthur Grimes, Dover Point Road, is in favor of this Ordinance.  
Harold Preston, Middle Road, is in favor of this Ordinance because of the soil conditions in the Middle Road area.  
John LeMay, Middle Road, is in favor of this Ordinance.  
Jerry Lipman, Dover Point Road, is in favor of this Ordinance.  
Alan Pluff, Niles Street, is in favor of this Ordinance for the whole City.  
Ted Akerman, Niles Street, is in favor of this Ordinance.  
Bill Wilson, Dover Point Road, is in favor of this Ordinance.  
Carroll Smith, Dover Point Road, is in favor of this Ordinance.  
John McCarthy, Central Avenue, is in favor of this Ordinance.  
Arthur Thomas, Back Road, is in favor of this Ordinance.  
Pauline Calderwood, Dover Point Road, is against this Ordinance.  
Armand DiMambro, is against this Ordinance.  
Donald McNamara, is against this Ordinance.  
Irene York, is against this Ordinance.  
Leonard Lord, is against this Ordinance.  
Franklin Torr, Littleworth Road, questioned the legality of this Ordinance.  
Mr. Sweeney, Dover Point Road, is against this Ordinance.  
Councilman Peters, is in favor of this Ordinance.  
William Calderwood, Dover Point Road, is against this Ordinance.

The Public Hearing was closed by Chairperson Forbes.

ITEM NO. 3: PUBLIC HEARING ON THE MAJOR SUBDIVISION OF LANDS OF GREGORIOS  
KOUTRELAKOS, ASSESSOR'S MAP B, LOT 19 ON COUNTY FARM ROAD.

Mr. Sheldon explained this subdivision. Mr. Koutrelakos first submitted application in March, 1978 and was granted preliminary approval at that time.

Bruce Pohopek, Engineer for the applicant, was present.

On December 8, 1978, a letter from the City Engineer was sent to Mr. Pohopek and a copy sent to the Planning Office and is file. This letter was read.

Moved by Crowell, seconded by Schofield to grant preliminary approval subject to the following conditions:

1. Applicant receive approval from the NHWSPCC and be granted a City Sewer Permit.
2. Any conservation district and flood plain shall be delineated on the subdivision plan.
3. Access to lots 2 & 3 shall be onto the cul-de-sac and not County Farm Road.
4. Road cross-sections shall be received by the City Engineer.
5. Drainage easements shall be 20 feet wide with 10 feet on each side of the stream and shall be shown on lots 7, 8, 9, 10, & 11.
6. All driveway permits be obtained from the City Engineer.

7. Headwall on lot 9 shall be extended to the protective easement along the watercourse and rip-rap (built to state specs) shall be required so to prevent erosion resulting from the project's runoff.
8. Permanent easements shall be shown on lot 7 along the property line that abuts lot 6 - this easement shall be 50 feet wide and is to be used for future access onto land of John Kohr. The home built on this lot (7) shall be setback from this easement in accordance with the frontage requirements specified in this zone.
9. Waiver from the City Council be obtained on the length of the cul-de-sac
10. Easement be shown on the property line between lots 9 & 10. The easement shall be for a common driveway of a 50 foot width.
11. Planting plan be approved by the Planning Director for shade trees and planting in the island and cul-de-sac. U.A.

ITEM NO. 4: PUBLIC HEARING ON THE SITE REVIEW OF A PROPOSED BUILDING BY THE TRAPPER BROWN CORPORATION, ASSESSER'S MAP G, LOT 32 ON CROSEY ROAD.

Mr. Sheldon explained this site review. Cricket Smith-Gary from Trapper Brown was present, as well as Mr. Matchett, president of Fiberdyne, the proposed building's tenant.

Moved by Schofield, seconded by Crowell to grant preliminary approval subject to the following conditions:

1. Straight edge curbing defining the entrance of the driveway,
  2. Landscaping to define parking areas and screen trash receptacles,
  3. Waiver of the Driveway Ordinance,
  4. City Engineer review of drainage plan and other technical details,
  5. City septic approval and WSPCC approval,
  6. Revise loading area configuration,
- U.A.

ITEM NO. 7: OLD BUSINESS.

ITEM NO. 8: NEW BUSINESS.

- a. List of and review of all outstanding bonds

-Crosby Road -  
-Plaza Drive -  
-Kennedy Circle - \$0 bond  
-Tennyson Avenue - \$10,700 performance bond \$13,000 maintenance bond  
-Browning Drive - \$13,000 maintenance bond  
-Jensen's Mobile Home Park - \$70,000 performance bond  
-Toftree Lane - \$415,000 yet to be posted  
-Maple Street Extension -

Moved by Gerrish, seconded by Griffin that the Planning Director, City Manager, City Attorney, and the Director of Public Works sit down with the owners/representatives of Crosby, Plaza, Kennedy, and Maple Street Extension to find solutions to rectify the apparent lack of proper/adequate site improvements.

Gerrish, Griffin, Schofield, Steele, Bouchard, Crowell - FOR  
Crowell abstained from the Kennedy Circle vote.

NOTE: There will be a Planning Board Meeting on January 9th beginning at 7:00 p.m.

b. Election of Officers -

Moved by Schofield to nominate Harry Griffin for Chairperson - Mr. Griffin declined nomination.

Moved by Crowell, seconded by Griffin to nominate Kerry Forbes for Chairperson.

Moved by Crowell, seconded by Griffin to close the nomination. VOTE: Crowell, Schofield, Griffin, Bouchard, Steele, FOR Gerrish, ABSTAINED

VOTE ON NOMINATION: Schofield, Griffin, Bouchard, Steele, Crowell, FOR Gerrish, ABSTAINED

Moved by Crowell, seconded by Schofield to nominate Wallace Akerman for Vice-Chairperson.

Moved by Griffin, to nominate Alan Crowell for Vice-Chairperson-Mr. Crowell declined the nomination.

Moved by Crowell, seconded by Schofield, to close the nominations. VOTE: Schofield, Crowell, Griffin, Bouchard, Steele, FOR Gerrish, ABSTAINED.

VOTE ON NOMINATION: Schofield, Crowell, Griffin, Bouchard, Steele, FOR Gerrish, ABSTAINED.

Chairperson Kerry Forbes; Vice-Chairperson Wallace Akerman

Appointment to the Conservation Commission -

Moved by Crowell, seconded by Schofield to nominate Kerry Forbes.

Moved by Crowell, seconded by Griffin to close nominations. VOTE: Griffin, Schofield, Crowell, Bouchard, Steele, FOR Gerrish ABSTAINED.

VOTE ON APPOINTMENT: Crowell, Bouchard, Griffin, Schofield, Steele, FOR Gerrish, ABSTAINED.

NOTE: Mr. Crowell wanted it recorded in the minutes that Mr. Forbes volunteered for this appointment being the only member showing interest.

NOTE: Mr. Gerrish stated that he abstained from voting on the above election because he felt they were illegal due to Article III, Section 1 of the By-Laws of the Planning Board.

ITEM NO. 9: ADJOURNMENT.

Moved by Crowell, seconded by Schofield to adjourn - time: 11:05 p.m. U.A.