

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Thursday, February 15, 1979  
Municipal Building  
Dover, N.H.

ITEM NO. 1: ROLL CALL

The following members were present: Lois Schofield, Alan Crowell, Pierre Bouchard, Harry Griffin, Chairperson Kerry Forbes, and Vice Chairperson Wallace Akerman. Also present was Assistant Planning Director Timothy Sheldon.

ITEM NO. 2: APPROVAL OF 1/4/79 AND 1/9/79 MINUTES

Moved by Schofield, seconded by Bouchard, to approve the minutes as written.  
U.A.

ITEM NO. 3: PUBLIC HEARING ON THE LIMITED SUBDIVISION OF LANDS OF THE TRAPPER BROWN CORPORATION, ASSESSOR'S MAP G, LOT 32 ON CROSBY ROAD

The plan was explained by Mr. Sheldon.

Moved by Crowell, seconded by Akerman, to approve as submitted. U.A.

ITEM NO. 4: PUBLIC HEARING ON THE WAIVER OF A DRIVEWAY ORDINANCE FOR THE TRAPPER BROWN CORPORATION

Mr. Sheldon explained this request for waiver.

Moved by Crowell, seconded by Akerman, to approve the waiver as requested.  
U.A.

ITEM NO. 5: PUBLIC HEARING ON THE LIMITED SUBDIVISION OF LANDS OF J. CANOLE AND D. BIBBER, ASSESSOR'S MAP E, LOT 67-A ON WHITTIER

Mr. Sheldon explained this subdivision.

Moved by Crowell, seconded by Schofield, to approve the subdivision subject to the following conditions:

1. Receive approval from the NHSPCC.
2. Receive a city sewer permit and a driveway permit.
3. No building/structure shall be permitted within 75 feet of the mean high water level of the Cocheco River.

U.A.

ITEM NO. 6: PUBLIC HEARING ON ORDINANCE 1-1/10/79, ABANDONMENT OF ASCENSION AVENUE

Mr. Sheldon explained this item - a City Council proposal to redesignate Ascension Avenue from a city street to a private way.

Mr. Wentworth, Ascension Avenue, is against the change until he knows what services will be curtailed.

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Mr. Hemon, Oak Street, questioned the access to the Garrison Hill park. According to the Abbey Sawyer will, there has to be a road to the park. Ascension Avenue was the road designated. Also, Mr. Hemon would like the name of "Abbey Sawyer Memorial Parkway" to be considered instead of Ascension Avenue.

Lady from Real Estate Agency - entered into an agreement with Cheney Enterprises for Cheney's land to construct single family dwellings and wanted a clarification of how many units could be built if Ascension Avenue were abandoned.

Carol Hales, a representative from Cheney Enterprises, submitted a letter and this letter was read and is on file in the Planning Department.

Moved by Crowell, seconded by Schofield, to direct the Planning Staff to write a letter to the City Council recommending Ascension Avenue not be abandoned as a public way because of the following:

1. Residents of the area opposed because of potential loss of city services.
2. City is obligated to keep this street open for its own access due to the city owned water reservoir situated atop Garrison Hill.
3. Development of land abutting the road will be unduly restricted.

U.A.

ITEM NO. 7: PUBLIC HEARING ON THE LIMITED SUBDIVISION OF LANDS OF VM ENTERPRISES, ASSESSOR'S MAP H, LOT 36-4, ON PROGRESS DRIVE

Mr. Sheldon explained this item.

Robert Leonard, representative from Leoca Construction, was present.

Moved by Bouchard, seconded by Akerman, to approve subject to it being noted on the plan that the setback be 30 feet on the future extension of Progress Drive.

Vote: Akerman, Schofield, Bouchard - For  
Crowell - Abstained

ITEM NO. 8: SITE REVIEW OF VM ENTERPRISES

Mr. Sheldon explained this item. Mr. Leonard, representative from VM, was present.

A letter to VM from the Site Review Screening Committee was read and is on file in the Planning Department.

Moved by Bouchard, seconded by Akerman, to grant preliminary approval subject to the following:

1. The building be set back 30 feet from the property line.
2. Driveway entrance width and length detail shall be required.
3. Locate all lighting elements on plan.
4. Locate all waste disposal facilities on plan.
5. Install fire hydrants as per recommendation from the Fire Chief.
6. Driveway permit be obtained.
7. City sewer permit be obtained.
8. Water drainage be approved by the City Engineer.
9. Landscaping detail and landscaping elements be planted in 1979, per DIDA's recommendation (Plan # 141-46S dated December, 1978).

Vote: Bouchard, Akerman, Schofield - For  
Crowell - Abstained

ITEM NO. 9: OLD BUSINESS

## A. Trapper Brown - Final Approval of Plan #7815.

At this point a presentation was given by Jay Stephens, City Engineer, regarding drainage and its associated problems.

Moved by Crowell, seconded by Akerman, to grant final approval contingent upon the following:

1. Drainage be designed as per recommendation of the City Engineer including a culvert between Vigiteon's driveway and Fiberdyne's and that a drainage swale be constructed on the remaining Trapper Brown parcel to the south of the existing drainage ditch and that it extend to the Tamposi property.
2. Developer receive approval for a septic system from the City and WSPCC.
3. Landscaping be completed in 1979.
4. Letter from Fiberdyne of January 18 be made an official part of the record.

U.A.

## B. Sixth Street Rezoning

Mr. Sheldon presented the Planning Department's rezoning recommendations of the Sixth Street subject area. The Board, along with other citizens present, asked questions and discussed the proposal. The Board unanimously voted to accept the concept presented to them and that this concept should be presented at the Public Hearing scheduled for February 22, 1979.

ITEM NO. 10: NEW BUSINESS

- A. Letter from Pat Crusack - Sent to City Council in January 1979, and was referred to the Planning Board. Mr. Sheldon read it and it is on file in the Planning Department.

Moved by Crowell, seconded by Schofield, to direct the Planning Director to send the letter back to the Council for their recommendation.

U.A.

ITEM NO. 11: ADJOURNMENT

Moved by Bouchard, seconded by Akerman, to adjourn.