

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: May 10, 1979  
Municipal Building  
Dover, New Hampshire

ITEM NO. 1: ROLL CALL

Members present: Chairperson Kerry Forbes, Wallace Akerman, Allan Crowell, George Maglaras, Harry Griffin, Peter Bouchard and City Manager Robert Steele. Also present was Planning Director Timothy Sheldon.

ITEM NO. 2: APPROVAL OF 4/17/79 MINUTES

Moved by Crowell, seconded by Maglaras, to approve the minutes as written.  
U.A.

ITEM NO. 3: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF ROBERT L. McMASTER  
ASSESSOR'S MAP F, LOT 10 ON TOLEND ROAD

The plan was explained by Mr. Sheldon.

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

1. Receive a city sewer permit and a driveway permit.
- U.A.

ITEM NO. 4: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF CATHERINE McENEANEY  
ASSESSOR'S MAP F, BLOCK 1K ON CUMMER STREET.

The plan was explained by Mr. Sheldon. A variance was granted by the Zoning Board of Adjustment allowing this subdivision to support a sub-standard lot area.

Mr. Tanguay, attorney for the applicant, spoke briefly on this subdivision.

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

ITEM NO. 5: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF EDWARD STRONG,  
ASSESSOR'S MAP L, LOT 27C ON NEW BELLAMY LANE.

Mr. Sheldon explained this subdivision.

Mr. Herman C. Moore, an abuttor spoke against this subdivision and questioned the legality of allowing access off New Bellamy Lane.

Mr. Strong spoke in favor of the subdivision.

Moved by Akerman, seconded by Maglaras to approve the subdivision subject to the following conditions:

1. Receipt of Driveway Permit
  2. No building permit to be issued until receipt of either WSPCC approval or until the developer can hook into an operable city sewer service.
  3. Lots #1, 2 and 3 shall tie into city sewer system when it becomes operable.
  4. All water and sewer easements shall be delineated on the revised subdivision plan.
- U.A.

ITEM NO. 6: TO BE DEFERRED UNTIL LATER IN THE MEETING UPON REQUEST OF THE APPLICANT

ITEM NO. 7: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF MRS. CHARLES BURNELL  
ASSESSOR'S MAP I, LOT 26A ON DREW ROAD

Mr. Sheldon explained the subdivision. WSPCC approval has been granted.

Mr. Nicholas Burnell, applicant, spoke briefly in favor of the subdivision.

Mr. Robert Shea, an abuttor opposed this subdivision due to the ground water and the sewer problems that could possibly result by the development of this subdivision. He also questioned the feasibility of installing the man-made ponds. Mr. Shea feels that this subdivision should be treated as a major subdivision and not a minor.

Carol Underwood - 16 Drew Road, asked if there was any way the Planning Board could assure her that the water table would not change as a result of the subdivision.

Kathy Shea, an abuttor, questioned the State water and sewer approvals and asked how they were determined. She also raised questions about the fill requirement

Dick Hodgson, an abuttor, is opposed because the plan seems so vague to him.

Motioned by Maglaras, seconded by Crowell to defer action until a Site Review is held. Site Review meeting was then scheduled for Monday, May 14, 1979 at 6:00 p.m.  
FOR: Forbes, Akerman, Crowell, Maglaras, Griffin and Steele. Abstained: Bouchard.

Note: Planning Department is to request the City Attorney to check into the definition of major/minor subdivision and resubdivision.

ITEM NO. 8: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF ALAN R. WILSON,  
ASSESSOR'S MAP 17, LOT 14B ON HAWTHORN ROAD.

Mr. Sheldon explained this plan.

Mr. Alan Wilson, applicant, spoke in favor of the subdivision.

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

ITEM NO. 9: PUBLIC HEARING ON THE MAJOR SUBDIVISION OF LANDS OF KENWOOD CORPORATION  
ASSESSOR'S MAP L, LOTS 68A & B ON ROBERTA DRIVE

Mr, Sheldon explained this major subdivision.

Mr. Larry Keenan spoke briefly in favor of this subdivision.

Mr. Edward Hoginski, Dover Point Road, questioned the fact that the recodification would change the specifications and asked if the prospects of this recodification would affect the submittal.

Mr. Arthur Grimes, an abuttor, questioned the changes in grade that would be required as a result of the "fill" section of the new road.

Mr. Strom, an abuttor, asked about the grade problem.

Moved by Bouchard, seconded by Akerman that preliminary approval be granted subject to the following conditions:

1. Two street trees per lot, minimum caliper of 2½".
2. Island in cul-de-sac to be curbed and landscaped with trees.
3. Receipt of WSPCC approval or authorization to hook into an operable city sewer line is mandatory before a building permit will be issued.

ITEM NO. 9: Continued

4. Receipt of Driveway Permits
5. Receipt of drainage easement from the State of New Hampshire - Division #6.
6. Receipt of access permit from the State of New Hampshire - Division #6.
7. Waiver from City Council for cul-de-sac length and grade of proposed street.
8. Deeding of vehicular right of way adjacent to lot #10, if such right of way is not used in the development of the adjacent Belanger tract.
9. Delineation of proposed topography along lots #1, 2 and those lots owned by Kluesner, Canepa and McConnell.

FOR: Forbes, Akerman, Maglaras, Griffin, Steele, Bouchard. Abstained: Crowell.

ITEM NO. 6: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF CHARLES AND DOROTHY WHITE, ASSESSOR'S MAP J, LOTS 19A & E ON BAYVIEW ROAD.

Mr. Sheldon explained the plan.

Mr. Tom Gurreau, an abuttor, asked if whether the pond would be affected by the subdivision.

Mr. Ansel Huston, Jr., an abuttor, questioned the number of times an applicant can legally subdivide his/her land.

Moved by Crowell, seconded by Maglaras to defer until a Site Review is held. A site review was scheduled for Monday, May 14, 1979 at 5:30 p.m.

ITEM NO. 10: OLD BUSINESS

A. VM Enterprises - Progress Drive.

Mr. Sheldon explained the improvements filed as per a revised development plan and stated that the City Engineer has approved the same.

Moved by Akerman, seconded by Bouchard, to approve the VM development plan as revised.

FOR: Forbes, Akerman, Maglaras, Griffin, Bouchard and Steele. Abstained: Crowell.

B. Peter MacDonald - Sixth Street

The Planning Board deferred action on this subdivision.

D. Tennyson Avenue

Mr. Sheldon explained to the Board that a letter was sent to the developer requesting completion of all outstanding improvements within subdivision. If not attended to by May 15th, the City will complete the outstanding improvements and pull the performance surety.

E. Jensen's Trailer Park

Mr. Sheldon explained about the bonding problem of the developer and offered the suggestion that construction be done in two phases - the bond could then be placed on the first section and when completed, moved on to the next phase.

Suspension of rules for Webber site approval.

Mr. Sheldon explained that the applicant had completed the improvements as required by the Planning Board.

Jensen's Trailer Park - Continued

Moved by Crowell, seconded by Maglaras to approve site review as submitted.  
U.A.

C. Parks/Forbes - Coheco Pines

Chairperson Forbes turned over gavel to Vice Chairperson Akerman as he has an interest in this subdivision.

Moved by Maglaras, seconded by Griffin, to approve the subdivision subject to the following conditions:

1. Receipt of WSPCC approval.
2. A limited use vehicular right of way shall be provided for access into the proposed open space areas.
3. Glenhill Road is a Class V roadway and the approval of this subdivision shall in no way alter that statute.
4. Driveway permits shall be required as per the Driveway Ordinance. Under no circumstances shall one driveway service more than two primary dwellings.
5. That area designated as open space shall be reserved for passive use only.
6. A drainage swale is to be constructed along the front of lots 7-18, The swale is to be at least 10 ft. in width and its design shall be approved by the City Engineer and Director of Public Works.
7. The remaining lots (19-23) shall be improved by the developer as to assure positive drainage. At such time a building permit is filed for, the drainage along said lots shall be approved by the Director of Public Works, the City Engineer and Planning Director.
8. Drainage easements shall be located along the uppermost extent of the ravines (lots 8 & 9, lots 15 & 16).
9. Two spot elevations shall be delineated along the centerline of the swale for each lot. The City Engineer shall assure the drainage swale is constructed to the requisite grades before a Certificate of Occupancy is granted.

FOR: Akerman, Maglaras, Griffin, Bouchard and Steele. Abstained: Forbes, Crowell.

ITEM NO. 11: NEW BUSINESS

Chairperson stated that the Conservation Committee needed members on their Board, and asked for nominations.

Bouchard nominated, seconded by Crowell, that Maglaras become the member on the Conservation Committee. Maglaras accepted.  
U.A.

ITEM NO. 12: ADJOURNMENT

Moved by Crowell, seconded by Maglaras to Adjourn at 9:45.  
U.A.