

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: July 12, 1979  
District Courtroom  
Municipal Building  
Dover, New Hampshire

ITEM NO. 1: ROLL CALL

Members present: Chairperson Kerry Forbes, Wallace Akerman, Alan Crowell, George Maglaras, Harry Griffin, Peter Bouchard, Lois Schofield, City Manager Robert Steele. Also present were Timothy Sheldon, Planning Director and Jack Donovan, Planner.

ITEM NO. 2: APPROVAL OF 6/12/79 MINUTES

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

NOTE: Member Maglaras assumed the chair after Chairperson Forbes relinquished the gavel for a suspension of rules.

Motion by Schofield, seconded by Crowell, to suspend rules to have Item #5 heard first.  
U.A.

ITEM NO. 5: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF WALTER FISCHER, ASSESSOR'S MAP D, LOT 96 ON CRANBROOK LANE EXTENSION.

Mr. Walter Fischer explained this subdivision.  
Mr. John Merrill, an abuttor, spoke in favor of this subdivision.  
An abuttor questioned the sites drainage capacities.

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

1. That the substandard (non-buildable) lot (lot 115B, as designated on plot plan file no. 58-13-115, Canterbury Park II) be sold to abuttor and incorporated into one common deed upon execution of the sale.
2. That a 20' permanent easement and a 40' temporary construction easement (10' on each side) be delineated on the plat.

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

ITEM NO. 3: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF ROBERT DIBERTO, ASSESSOR'S MAP 3, LOT 1 AT CORNER OF PORTLAND AND MAIN STREETS.

Mr. Timothy Pearson, applicant, explained this subdivision.  
Mrs. Connie Joncas spoke in favor of this subdivision.  
Mr. Jean Anges, an abuttor, spoke in favor of this subdivision.  
Mr. James Gregoiskos questioned the parking facilities and the effect of traffic on Main Street if approved.  
Mr. Pearson stated that he had approval from the Zoning Board of Adjustment on the parking situation.

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

ITEM NO. 4: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF HAZEL LITTLEFIELD, ASSESSOR'S MAP E, LOT 26, ON SIXTH STREET.

Mr. Timothy Sheldon explained this subdivision.

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

ITEM NO. 6: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF FRANK MacCAUSLAND, ASSESSOR'S MAP L, LOT 94 AND 94B ON DOVER POINT ROAD.

Mr. Timothy Sheldon explained this subdivision.

Mr. Frank MacCausland spoke in favor of this subdivision.

Mrs. Connie Joncas spoke in favor of this subdivision.

Mr. Edward Hoginski spoke in favor of this subdivision.

Mr. Jereimah McCarthy, an abuttor, questioned the frontage of the right of way.

Mr. James McAdams, an abuttor, questioned the use of the land as to how many home could be built, the traffic problems that would be caused and the illegal use of the 15' x 25' plot ("C") from Lipman to MacCausland.

Councilman Maglaras was against the transfer of plot "C" as it is against the intent of the zoning ordinance.

Mr. Arthur Grimes was against the transfer of plot "C".

Mr. Edward Hoginski mentioned that there was only going to be one house built on each lot and this would be placed in the deeds.

Mr. John Barrett, an abuttor, objected to the subdivision if the land could be resubdivided.

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

1. Realignment of plot "C" so that it has a depth of 35' and then angles 100' to intersection with Mr. MacCausland's property.

~~2.~~ That Plot "D", to be sold to J. Lipman, be a non buildable lot and that it be included in one common deed with the other property of Mr. J. Lipman.

3. That a 20' easement to Lot A through Lot B be a private easement.

U.A.

ITEM NO. 7: OLD BUSINESS

a) DiMambro Realty

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

1. Contingent with minutes of 6/12/79 Planning Board meeting and suggestions therein. (Item No. 7).

2. That the landscaping be approved by the Planning Director.

3. That a performance and maintenance bond be set by the Planning Director, City Engineer and Director of Public Works.

U.A.

b) Kenwood Corporation

Moved by Bouchard, seconded by Maglaras to grant final approval subject to the following conditions:

*Changed at 8/2/79 mtg. See minutes*

ITEM NO. 7: Old Business Continued

b) Kenwood Corporation.

1. All conditions stated in 5/10/79 Planning Board meeting.
2. That the Planning Director
3. That the unnecessary lot
4. That Lot 10 be changed to
5. That a pre-construction meeting be held with the City Engineer prior to construction.
6. That the right of ways in Lots 7 and 9 be reverted to the ownership of said parcels if such right of ways are not used in the development of the adjacent tracts.
7. That a performance and maintenance bond be set by the Planning Director, City Engineer and Director of Public Works.

U.A.

c) Ms Marcia Keller

Ms Keller requested comments from the Board on the Coastal Zone Management Assessment Study. The Board members will give their comments to Mr. Sheldon.

ITEM NO. 8: NEW BUSINESS

a) Letter from Mr. Walter Cheney

Mr. Sheldon passed out copies of letter from Mr. Cheney to the City Council for the Board members review.

ITEM NO. 9: ADJOURNMENT

Moved by Bouchard, seconded by Crowell, to adjourn the meeting at 9:00.

U.A.

ITEM NO. 7: OLD BUSINESS

(b) Kenwood Corporation

VOTE: FOR: 7-1 (Crowell Abstained)

(changed by the minutes of the 8/2/79 meeting. - *Item No. 2*)