

DOVER PLANNING BOARD  
MINUTES OF MEETING

Held: Tuesday, August 21, 1979  
District Courtroom  
Dover, New Hampshire

ITEM NO. 1: ROLL CALL

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

ITEM NO. 2: APPROVAL OF 8/2/79 MINUTES

Moved by Maglaras, seconded by Griffin to approve minutes as written.

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ITEM NO. 3: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF C. PETER AND MARGARET H. RASMUSSEN, ASSESSOR'S MAP L, LOT 89C ON DOVER POINT ROAD.

The subdivision was explained by Mr. Sheldon.

Pauline Calderwood, an abutter, questioned the use of the barn that is situated on the land in that it was being used for business purposes. She also questioned the number of lots that could be subdivided at a later date.

Attorney Nadeau, representative of the Rasmussens, spoke in favor of this subdivision and stated that the applicant is willing to render a subdivision plan that would conform to all of the Board's decisions. He further stated that there was no business activity ongoing in the barn as stated by Mrs. Calderwood.

Moved by Maglaras, seconded by Griffin to table until the proposal comes back with the proper revisions.

Suggested revisions:

1. Lot 1 have frontage of 125'
2. Dwellings on both Lot 1 and 2 have side yard setbacks of 20'

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ITEM NO. 4: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF GEORGE DEMOSTHENES, ASSESSOR'S MAP I, LOT 25C ON DREW ROAD.

Mr. Sheldon explained this subdivision. He noted that WSPCC approval had been received by the Planning Office.

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

1. Lots 1 and 4 have access off Drew Road (driveway).
2. Right-of-way from Drew Road to Lots 2 and 3 be ended where it meets Lot 4.
3. Receipt of Driveway Permit.
4. Receipt of city septic approval.
5. That deed to Lot 1 state that the frontyard building setback be 50' from both Drew Road and the 50' right-of-way. This is in case the right-of-way is made into a city street at a future date.

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ITEM NO. 5: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF JOAN A. DESJARDIN AND HARRY VARNES, ASSESSOR'S MAP I, LOT 25B ON DREW ROAD.

The subdivision was explained by Mr. Sheldon.

Mr. G. Dubois, purchaser of plot B-1, stated that they planned only one house on that lot.

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

1. Receipt of Driveway Permit
2. Entrance to both lots be from one common driveway.
3. Receipt of WSPCC approval.
4. Receipt of city septic approval

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ITEM NO. 6: OLD BUSINESS

a) Supernant Appeal - Mr. Sheldon read a letter of appeal from Mr. Supernant.

Moved by Maglaras, seconded by Griffin to retract previous motion of the August 2, 1979 meeting (Item No. 6, c) and to place letter on file.

VOTE: 6-1 (Forbes abstained)

b) Jensen's Mobile Home Estates - Bond

Moved by Akerman, seconded by Maglaras to release performance bond for Road D.

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A discussion ensued on maintenance bonds and their period of time to be held.

c) Preliminary Economic Recodification discussion. Mr. Sheldon spoke on the recodification and the need to establish an advisory Task Force (nine members) to gather input for a City-wide economic development strategy.

Moved by Bouchard, seconded by Griffin to authorize the Planning Director to submit to the City Council a request for an amendment to the Municipal Code of Ordinances for the establishment of a nine member advisory committee.

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Mr. Sheldon requested each Board member write up qualifications which would be required for the members of such committee.

ITEM NO. 7: ADJOURNMENT

Moved by Akerman, seconded by Bouchard to adjourn.

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