

DOVER PLANNING BOARD
MINUTES OF MEETING

Held: Tuesday, October 2, 1979
Council Chambers
Dover, New Hampshire

ITEM NO. 1: ROLL CALL

Members Present: Vice Chairperson Wallace Akerman, George Maglaras, Lois Schofield, Alan Crowell, City Manager Robert Steele, Director of Public Works Peter Bouchard and Councilmember Arnold Peters. Also present was Planning Director Timothy Sheldon.

ITEM NO. 2: APPROVAL OF MINUTES OF THE MEETING HELD SEPTEMBER 25, 1979

Moved by Maglaras, seconded by Peters to approve minutes as submitted.

U.A.

ITEM NO. 3: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF ANN FOSS, ASSESSOR'S MAP C, LOT 11, ON ROCHESTER NECK ROAD.

Mr. Sheldon explained this subdivision. He noted that the Rochester Neck Road is designated as a scenic highway.

Mr. Mark Moeller, attorney representing Arthur DeLuca, Roundhouse Realty (Mass. based) and Pioneer Sand & Gravel Inc., stated that his clients were opposed to this subdivision on the grounds that the proposed lot/house would be too close to the gravel pit and be subjected to excessive noise, dust and heavy truck traffic.

Mr. Steele mentioned that the Dover orientated traffic was heavy due to the bridge in Rochester being closed and that the City would take steps to close the road to truck traffic if the bridge was not fixed accordingly.

Mr. Robidas, applicant, spoke in favor of the subdivision and raised questions regarding the approval of Fischer's Cocheco Pines subdivision and how it was affected by the operation of the gravel pit.

Fay Gilmore spoke in favor of the subdivision.

Mrs. Ann Foss, owner, spoke in favor of the subdivision.

Ms Sue Betts spoke in favor of the subdivision.

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

1. That the Conservation zone (50' from the Cocheco River) be delineated on the plat.
2. Receipt of WSPCC approval
3. Receipt of City Sewer Approval
4. Receipt of Driveway Permit
5. Rochester Neck Road is a Class V road and the approval of this subdivision shall in no way alter that status
6. Any alteration of the roadway proper (electrical, stone wall realignment) will require review by the Planning Board pursuant to the City/State scenic road legislation.

U.A.

ITEM NO. 4: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF THOMAS ALLEN, ASSESSOR'S MAP E, LOT 22E ON UPPER SIXTH STREET

Mr. Sheldon explained this subdivision.

Moved by Maglaras, seconded by Crowell to approve subdivision as submitted with the following condition:

1. Receipt of WSPCC approval
2. Receipt of City Septic Approval
3. Receipt of Driveway Permit

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ITEM NO. 5: PUBLIC HEARING ON THE SITE REVIEW OF THE PROPOSED BUILDING ON INDUSTRIAL PARK BY DAVIDSON RUBBER COMPANY, INC., ASSESSOR'S MAP C, LOTS 3B and 4.

Mr. Sheldon explained Davidson Rubber's proposal. Discussion was focused on the requirements of the Planning Board regarding the delineation of utility services, the materials to be used and the location of sewer, water and drain lines. Also, information was requested on the sprinkler system and details were requested specifying how it was to be installed.

Mr. Fred Wakefield, representative from Davidson Rubber, will prepare a revised plan, noting all requests.

Moved by Steele, seconded by Maglaras, to approve site review subject to the approval of the Planning Director, Director of Public Works and City Engineer.

APPROVED (6-1, Peters abstained)

ITEM NO. 6: PUBLIC HEARING ON THE WAIVER OF DRIVEWAY ORDINANCE 41:6.a ON THE PROPERTY OF BEVERLY LAPOINT, LITTLEWORTH ROAD, ASSESSOR'S MAP H, LOT 24J.

Mr. Sheldon explained Mrs. LaPoint's request for a waiver of the Driveway Ordinance.

Moved by Maglaras, seconded by Schofield, to approve as submitted.

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ITEM NO. 7: OLD BUSINESS

A. Rasmussen Subdivision - Mr. Sheldon explained that the Rasmussen Subdivision will come before the Planning Board at the October 16th meeting.

B. Economic Recodification - It was decided to have a work session on Thursday, October 11, 1979 at 5:00 p.m. First, there will be a site review of all previously approved site plans. All members are to meet at the City Managers office at 5:00.

C. Driveway Ordinance discussion - Mr. Sheldon distributed copies of proposed amendments to the Driveway Ordinance.

Moved by Crowell, seconded by Maglaras, to table until October 11th work session.

D. Pearson subdivision - Mr. Sheldon explained that there was not a quorum for the Site Review on Fourth Street September 27th.

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

Pearson continued

1. Drainage ditch along Fourth Street shall run to Cocheco River
2. 20' drainage easement delineated on plat for drainage along Fourth Street.
3. All drainage easements shall be placed in the deeds with conditions regarding their proper maintenance.
4. Receipt of City Septic Approval
5. Receipt of WSPCC approval, if needed
6. Receipt of Driveway Permit

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Cheney - Garrison Hill Circle Subdivision - It was decided that a study was to be made by the Public Works Department and City Engineer for the purpose of assessing the impact of the proposed subdivision on Abby Sawyer Memorial Lane. Further, recommendations regarding the Lane's ability to handle such development is requested.

Further discussion when the report is ready at the October 16th meeting.

Rowell & Watson - Mr. Sheldon explained that Rowell & Watson wanted to come before the Site Review Screening Committee to object to the recommendations which were imposed on their gas station on Central Avenue. Mr. Sheldon suggested that they come before the Planning Board. Board instructed Mr. Sheldon to invite the President of Rowell & Watson to come to the next meeting.

ITEM NO. 8: ADJOURNMENT

Moved by Bouchard, seconded by Crowell to adjourn.

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