

DOVER PLANNING BOARD
MINUTES OF MEETING

Held: Tuesday, October 16, 1979
District Courtroom
Dover, New Hampshire

ITEM NO. 1: ROLL CALL

Members Present: Chairperson Forbes, Lois Schofield, Alan Crowell, Harry Griffin, Peter Bouchard and Robert Steele.

ITEM NO. 2: APPROVAL OF MINUTES OF THE MEETING HELD 10/2/79

Moved by Bouchard, seconded by Schofield to approve minutes with the following change:

ITEM NO. 3: MINOR SUBDIVISION OF LANDS OF ANN FOSS:

Ms Fay Gilmore stated that the applicant realized that a gravel pit and sand operation was in existence in the vicinity of the land.
U.A. (Forbes abstained)

ITEM NO. 3: OLD BUSINESS

-A. Rasmussen Subdivision: Postponed until further notice.

-B. Rowell & Watson: Planner Donovan passed out copies of Planning Director Tim Sheldon's letter to Mr. O'Donnell on the Site Review Committee's comments re: Central Avenue Getty Station.

Mr. James O'Donnell, President of Rowell & Watson explained his objections to Items #2 and #3. He stated (in reference to Item #2) that the curb cuts are presently 47'-50' now and that a 25' curb cut could cause accidents by vehicles traveling in the southerly direction and crossing Central Avenue to get into the station.

Sidewalks, as referred to in Item #3, would not be feasible as they were never put in and would be plowed up during the winter season.

Bouchard stated that there was a need for sidewalk curbs especially for the kids attending the Catholic School across the street. He noted that people had to walk on the street at times to go past the area. He further noted that all of the service stations in that area should have sidewalks delineated.

Donovan read excerpts from the Zoning Board of Adjustments in reference to the sidewalk question.

Moved by Bouchard, seconded by Crowell to have another Site Review at the location and to have the Police Department represented. Site Review to be held on Thursday, October 18, 1979 at 5:00p.m.. Members to meet at the site.

-C Garrison Road Abandonment: Forbes explained the difference between closing and abandonment in reference to Garrison Road.

Irene York spoke against abandonment and mentioned that in subdivisions of the land around affected area, Planning Board approval was granted with conditions that the City would not construct, maintain or improve the road area in question.

Attorney Smith, representing heirs of B & A Realty Trust Co., spoke against abandonment and stated that her clients would seek compensation for loss of frontage on a roadway. She stated that the value would be between \$30,000-\$60,000. She also believed that her clients were not properly notified of this meeting.

Mr. Steele mentioned if the land was so valued, perhaps the City should back date tax bills.

Real Estate Agent Dan Ninde said that he was making an appraisal of the area known as Map J, Lots 6,9,10 and 20 and that there was 1,200 feet of frontage involved.

Forbes suggested dealing with the situation by amending the Subdivision Ordinance and by not taking any position on the abandonment.

Moved by Crowell, seconded by Griffin, to amend Subdivision Ordinance that the City not be responsible for the construction, improvement and/or maintenance of existing Classified V or VI roads. Planning Board to convey to the City Council a recommendation that no position is to be taken on the abandonment of Garrison Road.
U.A.

-D. Review of Driveway Ordinance: Planner Donovan passed out revised copies of proposed amendment to Driveway Ordinance:

Discussion ensued and it was decided to amend item #3 (41:6(i & J) to read: "No construction permit shall allow a residential driveway entrance, exit or approach to be constructed more than 22 feet in width. Driveway entrance and exits--
-----exceed 24 feet."

Moved by Griffin, seconded by Schofield, to refer amendments to City Council for enactment.
U.A.

-E. Appointment of Economic Task Force: Forbes talked about the groups that should be approached. Schofield mentioned that an agriculture group should be included. Donovan stated that the Conservation group was being considered.

Board decided on the following group representation:

1. Planning Board with Harry Griffin representing member
2. Chamber of Commerce with a representative that was member with the Downtown Board of Trade
3. DIDA
4. Dover Tomorrow Inc.
5. Conservation Commission

The four remaining representatives would be selected from individuals at large.

Board Authorized Planning Director to write to above groups for name of representative to the Economic Task Force.

ITEM NO. 4: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF GEORGE WORMSTEAD, ASSESSOR'S MAP 36, LOT 26 ON REDDEN STREET EXTENSION.

Planner Donovan explained this subdivision.

Mr. DiMambro spoke in favor of subdivision and mentioned that Lot 1 was to be sold to abuttor.

Mr. Robert Jones, an abuttor, stated that there was a right-of-way and easement across Wormstead's property and that it was not delineated on the plat.

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

1. Lot 1 to be combined with other adjacent property of abuttor Ingraham in one common deed.
2. That if there is a drainage and/or right-of-way it shall be delineated on the plat.

U.A.

ITEM NO. 5: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF DONALD McNAMARA AND ARMAND DiMAMBRO, ASSESSOR'S MAP I, LOT 9B, ON DURHAM ROAD, ROUTE 108.

Planner Donovan explained the subdivision.

McNamara explained that the object of this subdivision was to set apart an existing dwelling from the larger parcel of land.

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

ITEM NO. 6: PUBLIC HEARING ON THE SITE REVIEW OF THE PROPOSED BUILDING OF I.O.O.F. WECONAMET LODGE NO. 3, ASSESSOR'S MAP 15, LOT 13 ON CATARACT AVENUE

Donovan explained the building proposal of I.O.O.F.

Larry Towne, applicant, stated that it was the I.O.O.F. intention to build a structure that would conform with the area.

H. Getschier, an abuttor, requested that the hall resemble a home in case it should be sold in the future, it would be sold as a house. He also requested that the parking for the hall be kept off the street.

Mr. Towne stated that they had provisions for 14 parking spaces and they usually had approximately 5 cars at each meeting.

Mr. Getschier questioned if the membership increased, would the parking requirements increase.

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

1. All parking shall be on site
2. Receipt of Driveway Permit
3. That the electric/utility pole be moved as per City Engineer

and that it shall be the responsibility of the applicant, not the City.
U.A.

ITEM NO. 7: PUBLIC HEARING ON THE MAJOR SUBDIVISION OF LANDS OF WALTER W. CHENEY, GARRISON HILL CIRCLE, ASSESSOR'S MAP 28, LOT 27.

Planner Donovan explained this major subdivision. He read Fire Chief David Bibber's comments on the Abbey Sawyer Memorial Lane and the availability of getting fire apparatus into and out of the area. He also showed City Engineers presentation as to the problems and cost of upgrading Abbey Sawyer Memorial Lane.

Mr. Dick Marsh, representing BiState Construction spoke in favor of the subdivision.

Mr. Wentworth, an abuttor and representative for other abuttors unable to attend is opposed to the subdivision due to the changes that would occur to the road Sam Carlo questioned the easements and their locations.

R. Hemon, representing Garrison Hill Park, spoke of a proposal submitted to the City Manager in May of 1979 that would swap other City owned acreage for that of W. Cheney. The land would than be used for a park.

Forbes informed Hemon to take the matter up again with City Manager.

Bouchard spoke of the drainage problem that existed now and how it would increase with the development. Water pressure was questioned in reference to fire apparatus. We did not have a report from the Police Department in reference to the Crime Prevention outlook.

Moved by Bouchard, seconded by Steele, to disapprove subdivision
U.Disapproved. Disapproved because of the following:

1. Storm drainage
2. Road access
3. Impact of cost to tax payers for off-site City-owned facilities
4. Unsuitable topography.

ITEM NO. 8: ADJOURNMENT

Moved by Crowell, seconded by Schofield to adjourn.

U.A.