

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, January 3, 1978
7:00 p.m.
Municipal Courtroom
Municipal Building
Dover, N.H.

ITEM NO. 1: ROLL CALL

The following members were present: Chairman Paul Hale, Vice-Chairman William Hopkins, Jared Clark, Joan Miller and Wallace Ackerman.

Also present was J.T. Fey, Planning Director.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETING HELD DECEMBER 13, 1977.

Moved by Hopkins, seconded by Ackerman, to approve as written. Unanimously approved.

ITEM NO. 3: LIMITED SUBDIVISION OF LAND OF HAROLD & HAZEL CATE, ASSESSOR'S MAP L, LOT 14-F ON SPUR ROAD.

The plan was explained by Mr. Fey. Preliminary approval from the N.H. Water Supply and Pollution Control Commission has been granted.

Mr. Cate was present.

Mr. Potter, an abutter wanted to see the water line frontage on the map. He owns 250' water line frontage.

Mr. Cate said he offered to have Mr. Potter's land surveyed but got no response from him.

Moved by Hopkins, seconded by Ackerman to approve the subdivision subject to final approval of a septic system from the State and City. Unanimously approved.

ITEM NO. 4: LIMITED SUBDIVISION OF LAND OF ROBERT & JOAN CALLAN, ASSESSOR'S MAP J, LOT 21 ON BAYVIEW ROAD.

The plan was explained by Mr. Fey. These parcels are not serviced by City sewer or water.

Mr. Callan was present. He stated that Lot 2 can either come onto Bayview Road (City Street) or Garrison Road. The option will be left to the discretion of the buyer. He also had six (6) tests taken and no land fill will be required. The City does plow Garrison Road.

Mrs. Huggins, an abutter, spoke for this subdivision. She feels that having some houses in this area would improve road conditions as people drive through leaving garbage.

Moved by Ackerman, seconded by Clark to approve the subdivision subject to permits from the City for septic systems as they may be required. Unanimously approved.

ITEM NO. 5: LIMITED SUBDIVISION OF LAND OF JOSEPH MCCARTHY, ASSESSOR'S MAP D, LOT 11 ON LONGHILL ROAD EXTENSION.

The plan was explained by Mr. Fey. Lot 2 would require City approval for septic system.

Mr. McCarthy was present.

Mr. Clark questioned if the 85-acre parcel was to be subdivided in the future, would there be enough frontage from the existing right of way.

Moved by Clark, seconded by Hopkins to approve the subdivision subject to the following conditions:

1. That it be recorded in the minutes of the Planning Board Meeting that prior to approval of any further subdivisions that a 50' right of way be provided to insure access from Longhill Road Extension to the 85-acre parcel;

2. That a cul-de-sac be provided at the end of the 50' right of way servicing this 85-acre parcel;

3. That the right of way be shown on this current subdivision plat; and

4. That if this 85-acre parcel is developed, applicable permits from the City and State are required.

Unanimously approved.

ITEM NO. 6: OLD BUSINESS

1. Oxford Heights - Bonding

A memo from Jay Stephens, City Engineer, was read and is on file in the Planning Board Office.

Mr. Harris was present from Oxford Heights.

September, 1978, the curbing and paving have to be completed. This is for the first phase of Oxford Heights.

Moved by Clark, seconded by Miller that a performance bond of \$14,000 be established and that a time limit for the completion of the work included be September, 1978, and that the bond may be released in two parts as the work is completed; part 1 would include the curbing work valued at \$5,000, part two involves the paving work valued at \$9,000. These must be released in numerical sequence. Release is subject to approval by the Director of Public Works. Unanimously approved.

2. Preliminary Approval of the Major Subdivision of Fischer Homes, Inc., Chickadee Drive

The plan was explained by Mr. Fey. Two letters regarding the proposed subdivision were read; one from the School Department and one from the City Engineer. These are on file in the Planning Board Office.

Other items brought up were the alignment of Chickadee Drive with Spruce Drive, the idea of putting up screening for the homes that abut the gravel pit and open space for recreation.

Mr. Fischer is willing to fence in his property and willing to dedicate some property to the City for Open Space.

Mr. Groyer mentioned that an increase in the number of children walking to school will come about as a result of this subdivision.

Mr. Pellitier asked about sidewalks for this area.

Jim Miller asked about the sewerage system with regards to the pumping station in this area.

Tim Rastervich spoke about the possibility of Chickadee Drive becoming a through street.

Moved by Clark, seconded by Ackerman to grant preliminary approval subject to the following conditions:

1. That existing trees along Spruce Lane be cut and thinned to provide better visibility for vehicles accessing and egressing the development,

2. That storm drainage be extended from the new exit on Chickadee Drive all the way to the culvert,

3. The culvert is to be enlarged to 15" or a size acceptable by the City Engineer,

4. Flowage easment as legally required be obtained.
5. That a waiver of the street length requirement be obtained from the City Council,
6. That the entrance to the new street be moved so that it is directly aligned with Spruce Drive,
7. That lot lines be re-adjusted within the development of lots 10 through 17 and a 10' buffer zone be required on the property owner and a 20' buffer zone on the developer with a request that as many trees as possible be left.
8. There be a provision for Open Space on the final plan, and
9. Sewer easments be shown on the final plan.

Unanimously approved.

ITEM NO. 7. NEW BUSINESS

Mr. Clark brought up the subject of updating the Comprehensive Plan.

ITEM NO. 8: ADJOURNMENT

Moved by Ackerman, seconded by Hopkins to adjourn at 8:45 p.m.
Unanimously approved.

Respectfully submitted,

Lois Schofield
Clerk

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