

DOVER PLANNING BOARD

MINUTES OF MEETING

Held: Tuesday, January 31, 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, V. Chairman William Hopkins, Alan Crowell, Pierre Bouchard, and Peter Murphy.

Also present was Planning Director J.T. Fey.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETING HELD JANUARY 3, 1978.

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

at this time, Mr. Peter Murphy, spoke regarding the Sambo's Site Plan. He stated that Foster's & WTSN had announced that Sambo's revised site plan would be discussed at tonight's meeting. Mr. Murphy was upset that the Planning Office had cancelled the review of the site plan without notifying Foster's or WTSN, and requested that the office write letters of apology to those concerned.

ITEM NO. 3: LIMITED SUBDIVISION OF LAND OF SCOTT & BETHARLENE WEEDEN, ASSESSOR'S MAP B, LOT 4 ON UPPER SIXTH STREET.

The plan was explained by Mr. Fey.

No one was present representing the Weedens.

Moved by Bouchard, seconded by Crowell to approve the subdivision subject to final approval from the N.H. Water Supply & Pollution Control Commission for a septic system and that further subdivision will require construction of a street to meet City Specifications existing at that time. Unanimously approved.

NOTE: In reference to the above subdivision, there is no plowing or trash pick-up, trash will have to be brought out to the City Street.

ITEM NO. 4: LIMITED SUBDIVISION OF LAND OF MARY WILLIAMS, ASSESSOR'S MAP F, LOT 1 ON COLUMBUS AVENUE.

The plan was explained by Mr. Fey.

Mrs. Williams was represented by her son, Mike Williams.

This lot is to be sold to David Kalway, an abutter. He was also present.

Both Mr. Kalway and Mr. Williams were made aware of the fact that this is a sub-standard lot and if they wish to subdivide Lot A in the future as a building lot they should make efforts to insure that it contains 10,000 square feet (in the event that City Sewer and Water is provided).

Kevin McEneaney asked about Cumber Street being a City Street. Mr. Bouchard stated that Cumber Street would have to be brought up to City Specifications in order to be accepted as a City Street.

Moved by Crowell, seconded by Hopkins to approve the subdivision subject to Lot A (lot being subdivided) being incorporated into the existing lot owned by David Kalway. Unanimously approved.

Peter Murphy questioned whether or not the Board had permitted a sub-standard lot to be created. The Planning Director indicated that this was not the case. Finally, Mr. Kalway stated that he does have access to Cumber Road and agreed that it is a private right of way.

ITEM NO. 6: OLD BUSINESS

1. Shirley Renner

Joe Carleton, Attorney for Mrs. Renner was present along with Mrs. Renner. Mr. Carleton passed around a map explaining the situation. This is on file in the Planning Board Office.

Several letters were also presented - they are on file in the Planning Board Office. There were eight letters submitted to the Planning Board from the residents of the Spruce Lane and Robinwood Rd. area. These are on file in the Planning Office.

Mrs. Renner explained her situation and said she would answer any questions anyone might have.

Mr. Tetreau was present and explained his rationale for gaining access to his property from Robinwood Road.

Mr. Fischer spoke regarding the history of the parcel which is currently owned by Mr. Tetreau and on which Mrs. Renner has a right of way.

Mr. Koutrelakis stated that he sold this land to Mr. Tetreau and that Mr. Tetreau has the right to use this parcel to gain access to his house lot.

Moved by Crowell, seconded by Hopkins to hold a site review on Wednesday, February 1, 1978 at 4:00 p.m. Unanimously approved. (Pierre Bouchard did not vote.)

2. Final approval of major subdivision of Fischer Homes, Inc., Cranbrook Lane.
3. Final approval of major subdivision of Fischer Homes, Inc., Partridge Lane.

Regarding these two major subdivisions, Mr. Fey indicated that Cranbrook does not include a utility plan or road profile and that Partridge Lane does not include a final plan. He then recommended that consideration be delayed until such time as such information is provided.

Moved by Murphy, seconded by Crowell to table these two subdivisions until such plans are submitted. Unanimously approved.

ITEM NO. 7: ADJOURNMENT

Moved by Bouchard, seconded by Crowell to adjourn at 8:45 p.m. Unanimously approved.

NOTE: Sambo's Restaurant and Cricket Brook were postponed. Sambo's will be on the next agenda.

Respectfully submitted

Lois Schofield

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