

DOVER PLANNING BOARD

MINUTES OF MEETING

HELD: Tuesday, May 16, 1978
7:00 p.m.
District Courtroom
Municipal Building
Dover, N.H.

ITEM NO. 1: ROLL CALL

The following members were present: Chairperson Wallace Ackerman, Vice-Chairperson Joan Miller, Lois Schofield, Alan Crowell, Pierre Bouchard, Richard Gerrish, and Kerry Forbes.

Also present were Director J.T. Fey and Assistant Director Timothy Sheldon.

ITEM NO. 2: APPROVAL OF THE MINUTES OF THE MEETING HELD MAY 2, 1978.

Moved by Bouchard, seconded by Crowell to approve as written. U.A.

ITEM NO. 3: PUBLIC HEARING ON THE MAJOR SUBDIVISION OF LANDS OF HAROLD STEVENS, ASSESSOR'S MAP C, LOT 49 ON TOLEND & WATSON RDS.

The plan was explained by Mr. Fey. The proposed subdivision is not serviced by City sewer or water.

Mr. Kenneth Morin, the applicant, was present.

Mr. Demers, an abutter, spoke against this subdivision. He stated that this parcel of land is subject to flooding and that Watson Road is not built to handle the traffic if said subdivision were approved.

Alfred Dumas, an abutter, spoke against this subdivision. He agreed with Mr. Demers.

Mr. Morin stated at this time that the lots have not been perk tested.

Moved by Bouchard, seconded by Gerrish to have a Site Review on Tuesday, May 23rd at 4:30 p.m. U.A.

ITEM NO. 4: PUBLIC HEARING ON THE LIMITED SUBDIVISION OF LANDS OF IRENE CARRIER, ASSESSOR'S MAP 12, LOTS 148, 149, & 150 ON RUTLAND AND SILVER STREETS.

The plan was explained by Mr. Fey.

Mr. Carrier was present. He explained that the two existing garages located on lot #2 will be demolished and that a double garage will be constructed to service the existing house on lot #1.

Mr. W.S. Smith, an abutter, stated that the proposed subdivision is not in conformance with the Subdivision Rules & Regulations and that the present use of the existing house (that being a duplex) is not in conformance with the Zoning Ordinance.

Mr. David Dopp, an abutter, wanted to know what assurance could be made so that only a single family dwelling will be constructed and not an apartment on lot #2.

Mr. John Foley, an abutter, spoke against this subdivision.

Mr. Carl Friese, an abutter, spoke against this subdivision.

Moved by Crowell, seconded by Miller to approve the subdivision contingent upon the existing garage on lot #2 being brought into conformance with the side yard setback requirements as specified in the Zoning Ordinance. U.A.

ITEM NO. 5: PUBLIC HEARING ON THE LIMITED SUBDIVISION OF LANDS OF BEATRICE CHANDLER, ASSESSOR'S MAP D, LOT 4 ON OLD ROCHESTER ROAD.

The plan was explained by Mr. Fey.

Robert Murphy, Attorney for Mrs. Chandler spoke for the subdivision.

Mrs. Chandler stated that she is selling the house located on lot #1 and has no plans to sell lot #2.

Moved by Forbes, seconded by Miller to approve the subdivision with the understanding that any request for City services on lot #2 will not be entertained until the right-of-way servicing this lot is brought up to current City Standards & Specifications and that this understanding be recorded in any deeds for lot #2. U.A.

Amended by Gerrish, seconded by Miller that the motion shall read after the word current... "current at that time". U.A.

ITEM NO. 6: NEW BUSINESS

Moved by Miller, seconded by Bouchard to suspend the rules so that particular #1 (Public Hearing on Rochester Neck Rd.) of Item No. 7 (New Business) could be heard before Item #6 (Old Business). U.A.

1. Public Hearing on Rochester Neck Road (Scenic Road) - Mr. Fey explained that on October 6, 1973, this section of road was designated a Scenic Road by the City Council and that any improvements thereon require approval from the Planning Board.

Mr. William Howard, representative of the Public Service Company, was present. Two customers are requesting service on this road from this line.

Mr. Demers, Tolend Road, asked where this line will be located.

Mr. Ashton Hallet, Chairperson for the Conservation Commission, was present. He stated that the proposed line is not compatible with the Scenic Road Ordinance.

Mr. John Butler, Electrical Supt. in Dover for Public Service Co. was present and stated that if the lines were put underground that it would cost 4 times as much and if a secondary road was used for the line, access would be impaired.

Moved by Forbes, seconded by Schofield to have a Site Review on Tuesday, May 23rd at 5:15 p.m. Motion passed - (1 against, Gerrish; 1 abstention - Crowell).

ITEM NO. 7: OLD BUSINESS

1. Conservation Commission Appointee - Mr. Ackerman explained to the Board that he received a letter from Mr. Morrissette, City Clerk, requesting that a Planning Board Member be appointed to the Conservation Commission.

Mr. Ashton Hallet explained the position.

Moved by Miller, seconded by Schofield to nominate Kerry Forbes for the Conservation Commission.

Moved by Bouchard, seconded by Gerrish to close the nomination. U.A.

Vote on nomination - U.A. (1 abstention - Forbes)

NOTE: Lois Schofield left the meeting at 8:50 p.m.

2. Tolend Road Re-Zoning - A letter from Attorney McManus was read by the Planning Director. This is on file in the Planning Board Office. and its review is deferred until Mr. Fey checks with the City Attorney on the Stockland case to determine if wether a suit against the City - is still pending.

3. Garrison Plaza - A status inquiry was received from the Hartford Insurance Co. (a bonding institution) regarding a \$15,000 bond on Plaza Drive. A memo from Peter Bouchard was read to the Board regarding this bond. The Board directed the Planning Director to investigate the status of Garrison Shopping Plaza.

Moved by Bouchard, seconded by Gerrish that all outstanding bonds be listed and reviewed at the second meeting of each year by the Planning Board. U.A.

4. Dover Revitalization - A memo to the City Manager will be sent requesting that he come to the June 6th Planning Board meeting so this item can be discussed with him.

5. Site Review Ordinance - A public hearing will be held on Tuesday, June 6, 1978, at 7:00 p.m. in the District Courtroom.

ITEM NO. 8: ADJOURNMENT

Moved by Bouchard, seconded by Miller to adjourn the meeting at 10:30 p.m.

Respectfully submitted,