

DOVER PLANNING BOARD

MINUTES OF MEETING

HELD: Tuesday, June 27, 1978
7:00 p.m.
Municipal Building
District Courtroom
Dover, N.H.

ITEM NO. 1 - ROLL CALL.

The following Planning Board Members were present: Chairperson Wallace Ackerman, Vice Chairperson Joan Miller, Alan Crowell, Richard Gerrish, and Kerry Forbes.

Also present was Assistant Planning Director Timothy Sheldon.

ITEM NO. 2 - APPROVAL OF MINUTES OF MEETING HELD JUNE 6, 1978.

Moved by Crowell, seconded by Forbes to approve the minutes as written. U.A.

ITEM NO. 3 - PUBLIC HEARING ON THE MAJOR SUBDIVISION OF LANDS OF
BERNARD AND KATHLEEN ADAMS, ASSESSOR'S MAP K, LOT 49
ON MIDDLE ROAD.

Mr. Sheldon explained the proposal. It is serviced by City sewer and water.

Mr. Harris, the developer, was present as was Mr. Drew, the engineer. Mr. Harris stated that the price range of the houses would be \$35,000 to \$40,000.

It was noted at this time that the water main has to be 8 inches to comply with City Specifications.

Gregorios Kourrelakos, an abutter, stated that the sewer will be coming out to the road. He questioned whether or not the City would maintain such sewer improvements. He further questioned the ability of the culvert to handle the runoff from the site.

Mr. Drew explained the drainage would go across the road to an existing natural waterway.

Harold Preston, an abutter, asked if the culvert would be large enough to handle such flow. He also stated that if the developer conforms to City Specifications then he is for the proposal.

Mr. Goodwin stated that this type of development should be curtailed. He feels that developers come in and build houses and then leave the City, leaving the tax payer to be burdened with the cost of new schools, etc.

Moved by Crowell, seconded by Forbes to hold a Site Review on Wednesday, July 5, 1978 at 4:30 p.m. U.A.

ITEM NO. 4 - OLD BUSINESS.

Moved by Gerrish, seconded by Miller to suspend the rules so that Item #F and H under Old Business be considered first. U.A.

F. Reconsideration of the Murphy Subdivision - Mr. Sheldon explained the subdivision and the problems pertaining to it.

A memo from Mr. Morrison was read. This is on file in the Planning Board Office. It is the City Attorney's opinion that the Board does not have the authority to put the 3rd condition on the April 4th Subdivision Approval (proper compliance with all restrictive covenants as filed in the City Clerk's Office to the satisfaction of Fischer Homes, Inc. and the City of Dover).

Mr. Fischer requested at this time to lay this matter on the table until his Attorney meets with the City Attorney so to rectify the situation.

Moved by Crowell, seconded by Gerrish that the Planning Board refer this item to the City Attorney for consultation and that this item be placed on the July 5th Special Meeting. U.A. (1 abstention - Forbes)

H. Partridge and Cranbrook Lane - The Planning Board received a letter from Mr. Fischer requesting a 60-day extension on the bond posting for both the Partridge and Cranbrook Lane Subdivisions.

Mr. Fischer explained that he builds all his homes for VA and FHA approval and is consequently waiting for the requisite A-95 approval from the Federal Government.

Moved by Miller, seconded by Gerrish that the Planning Board grant another 60-day extension from June 20, 1978 to the Fischer Agency, Inc. for the posting of performance bonds for Partridge and Cranbrook Lanes' subdivisions. U.A. (2 abstentions - Forbes, Crowell)

NOTE: The chair voted for this motion.

B. Garrison Hill Rezoning - Mr. Sheldon explained this item.

A memo from the Planning Department (fact sheet) was disseminated and explained by Mr. Sheldon. The Board discussed the area involved and different land use alternatives (zoning districts) that might be compatible for this area.

Mr. McCarthy asked which road would be widened? Part of his land would be needed to widen Ascension Avenue. Mr. Sheldon explained that widening would be necessary only if the vacant land is intensively developed. An "up-grade" rezoning would lessen the probability if such a widening.

Moved by Forbes, seconded by Gerrish to have a Public Hearing on Garrison Hill Rezoning on July 25, 1978 and that it be placed on the agenda for the July 11th meeting. U.A.

C. Tolend Road rezoning - This item was explained by Mr. Sheldon. A letter from Attorney McManus was read. A memo from the Planning Dept. (fact sheet) was examined by the Planning Board. A letter from Attorney Ouellette (Attorney for Mr. Stocklan) was read.

Attorney McManus spoke briefly on this item. A representative of Mr. Stocklan's was present to explain that he is in the hospital and requested that the Planning Board not set a Public Hearing date until such time Mr. Stocklan would be able to attend.

Moved by Miller, seconded by Crowell that the Planning Department notify Mr. Stocklan that it is our intent to postpone a public hearing until he is able to attend which is approximately two months. The Board will entertain this rezoning request at its next work session. U.A.

D. Dover Point Road Rezoning - This will be an agenda item for July 11th Planning Board Meeting.

E. Petition for rehearing of the Irene Carrier Subdivision - Moved by Forbes, seconded by Gerrish to take it off the table. U.A.

Moved by Gerrish, seconded by Crowell to deny the previous approval of May 16th Planning Board Meeting because the proposed did not comply with the City's Zoning Ordinance.

Amended by Forbes, seconded by Miller that the Planning Dept. determine the square footage required to conform to bulk regulations. U.A.

ITEM NO. 5 - NEW BUSINESS.

A. Coastal Zone Management - Jack Mettee and Tina Bernard-Cohen were present. They discussed this plan and its potential impact on the City of Dover's planning process.

C. Rollerskating Arena - Moved by Miller, seconded by Gerrish that the applicant meet with the Planning Director to determine what requirements must be met and that the Planning Director get an opinion from the City Attorney regarding the legality of allowing two principle buildings on one lot. U.A.

B. Cooperative Store - Moved by Crowell, seconded by Gerrish to table this item. U.A.

Site Review Ordinance - The Planning Board requested the Planning Dept. to coalilate all the addenda's and the board will review it at its next meeting.

ITEM NO. 6 - ADJOURNMENT. Moved by Forbes, seconded by Miller to adjourn at 11:15 p.m. U.A.