

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, August 8, 1978
7:00 p.m.
District Courtroom
Municipal Building
Dover, N.H.

ITEM NO. 1: ROLL CALL.

The following members were present: Richard Gerrish, Alan Crowell, Pete Bouchard, Chairperson Wallace Ackerman, and Kerry Forbes.

Also present was Assistant Director Timothy Sheldon.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETING HELD JULY 25, 1978.

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

ITEM NO. 3: PUBLIC HEARING ON THE HAPPY DAYS ROLLERKATING
RINK, ASSESSOR'S MAP 40, LOT 23 ON OLD ROCHESTER RD

This plan was explained by Mr. Sheldon.

Carl Rogers, who lives in this area, questioned the noise aspect of this arena. He suggested that there are more suitable sites than the one proposed.

Ann Barr, who lives 1/2 mile north of this site, objects to this being built in this area. She questioned the noise and traffic problems this facility will generate.

A.P. Fantini, being a resident of Strafford Road, is against this proposal due to the potential generation of noise.

Mr. William Hale and Mr. Robert Day the applicants, were present. Mr. Hale spoke briefly.

Mr. Bucky Riley of Columbus Avenue spoke in favor of this proposal.

Terence Dunn who resides at 54 Old Rochester Road, objects to the location of this rink. He also spoke for his wife. He is concerned with the noise and traffic problems this arena will generate.

Councilman Peters, councilman who represents this ward, spoke against this being built in this area due to noise and traffic considerations.

Moved by Crowell, seconded by Forbes to approve the Site subject to the following conditions:

1. That the building and parking lot be constructed in such a way that all natural existing trees and shrubs shall remain;
2. White pine trees or their equivalent, be planted along the front of the building to provide adequate screening;
3. Granite curbs be installed along the paved entranceway;
4. Paving be extended to the first parking lot line in front of the building;
5. There be a minimum of 32 feet between the building and the side property line adjacent to Grossman's;
6. Drainage swale be approved at the time of construction by the City Engineer;
7. The 10:30 p.m. curfew be maintained as presented in a letter dated July 1, 1978.
8. All trees be 4 to 6 feet in height spaced 10 feet on center. U.A.

ITEM NO. 4: NEW BUSINESS.

a) Resource Recovery Act - A letter from Mrs. Barbara Sturrock was read. This letter is on file in the Planning Board Office.

Moved by Forbes, seconded by Gerrish that this item be placed on the 8/28/78 agenda at the end of that agenda. U.A.

b) Jensen Road "D" - A July 28, 1978 recommendation from the City Engineer to set a bond at \$120,000 was discussed by the Board.

Moved by Gerrish, seconded by Bouchard to accept the City Engineer's recommendation of \$120,000 for Road "D". U.A.

ITEM NO. 5: OLD BUSINESS

a) Cheney Subdivision - Roberta Drive

Moved by Forbes, seconded by Crowell to grant preliminary approval subject to the following conditions:

1. All drainage catch basins shall be interconnected by drainage manholes;
2. A flowage easement be obtained from the State of N.H.;
3. A drainage plan showing where discharge will flow;
4. Fire hydrants to be placed between lots 1&2 and between lot 4 and the right of way, that leads to the Boulanger property;

5. That an island be constructed in the cul-de-sac with landscaping;

6. A waiver of the City Street length and road grade requirements from the City Council;

7. Approval from the State, if necessary, for service and utility construction off Route 16, approval from the State Department of Highway Safety Division 6 will be necessary. U.A.

b) Stevens Subdivision - Watson Road. On May 23, 1978, preliminary approval was granted Mr. Morin (applicant). He has submitted revised plans. WSPCC approval is on file in the Planning Board Office.

Moved by Crowell, seconded by Bouchard to grant final approval subject to the following conditions:

1. That the letter to the Dover Planning Board dated 7/31/78 from Kenneth Morin be part of the official record and approval;

2. That the responsibility for maintenance and non-obstruction of the drainage swales be borne by the property owner and that such language be placed in the deeds for lots 2, 3, 4, & 5

3. At the time driveway permits are requested for lots 2, 3, 4, & 5, the City Engineer and Planning Director approve the culvert size and driveway location;

4. Any modifications or changes to the drainage swale be approved by the City Engineer and Planning Director in writing;

5. Private easements protecting the drainage program be incorporated in lots 2, 3, 4, & 5. Easement to be 20 feet in width. U.A.

c) Tuttle Subdivision - Mr. Sheldon explained this subdivision. Mr. Tuttle was present.

Moved by Forbes, seconded by Gerrish to approve the subdivision subject to the following condition:

1) the driveway being 5 feet within the boundaries of the property line. U.A.

d) Fischer Homes Inc., - Partridge and Cranbrook Lanes - Bonding.

Moved by Gerrish, seconded by Bouchard that a performance guarantee or equivalency thereof be set as follows:

1. \$120,000 bond for Partridge and \$90,000 bond for Cranbrook;

2. Performance guarantee shall be certified by the City Engineer and Planning Director;

3. Utility construction and pavement basecourse, wearing course and curbing shall be completed by September 1, 1979;

4. Condition #11 of both Cranbrook and Partridge Lane's final subdivision approvals dated 2/21/78, be deleted;

NOTE: Transactions involving Fischer Homes, Inc., shall now be under the legal entity of Walter W. Fischer.

3 for, 2 abstentions - Forbes, Crowell.

e) Tolend Road Rezoning - Mr. Sheldon explained that he has received several requests to postpone the 8/15/78 Tolend Road Rezoning Public Hearing.

Moved by Gerrish, seconded by Forbes to reschedule the Public Hearing for September 11, 1978, for the convenience of the public. U.A.

f) Value House - Mr. Lucas, engineer for Value House, explained his plans for an addition to the existing building.

Moved by Gerrish, seconded by Forbes that Mr. Lucas bring the finalized, revised plans in accordance with recommendations suggested by the Board back before the Planning Director for his approval. U.A.

g) Discussion of Proposed Subdivision located off Dover Point Road - Tamposi and Lehoullier.

Stephen Dibbel, Attorney for Tamposi and Lehoullier was present.

Mr. Pantidosi and Mr. Sprague, engineers from Town Planning and Engineering explained the plan. A letter from TP&E was read and is on file in the Planning Board Office.

Moved by Bouchard, seconded by Forbes to have a Site Review on Monday, August 14, 1978 at 6:30 p.m. and to have a work session immediately thereafter. U.A.

ITEM NO. 6: ADJOURNMENT.

Moved by Crowell, seconded by Forbes to adjourn - time: 10:30 pm U.A.