

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Monday, September 11, 1978  
7:00 p.m.  
District Courtroom  
Municipal Building  
Dover, N.H. 03820

ITEM NO. 1: ROLL CALL.

The following members were present: Lois Schofield, Alan Crowell, Pierre Bouchard, Richard Gerrish, and Harry Griffin. Also present was Assistant Planning Director Timothy Sheldon.

Moved by Bouchard, seconded by Crowell to nominate Harry Griffin as temporary Chairperson. U.A.

At this point Mr. Forbes, Vice-Chairperson, came into the meeting. Mr. Bouchard & Mr. Crowell withdrew their previous motions.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETING HELD MONDAY, AUGUST 28, 1978.

Moved by Griffin, seconded by Crowell to approve as written. 4 for, 1 against (Gerrish).

NOTE: The correct spelling of the citizen noted in Item #4, sub-section a, is Mrs. Sturrock, not Sterrock.

ITEM NO. 3: 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. Sheldon. Mr. Carrier was present.

Moved by Crowell, seconded by Bouchard to approve as submitted. 3 for, 1 against (Griffin), 1 abstention (Gerrish - Article 4, Section 6).

ITEM NO. 4: PUBLIC HEARING ON TOLEND ROAD REZONING.

This item was explained by Mr. Sheldon.

Joseph Twardus, Tolend Road, is against this rezoning.

Mr. Sowerby, owner of 13 acres of land in this area is against this rezoning.

Thomas Perron, Tolend Road, is against this rezoning.

Attorney McManus, representing a number of people on Tolend Road and Columbus Avenue who are against this rezoning, was present and spoke briefly on their behalf.

Mr. Goodwin is against any industrial expansion in this area.

Mrs. Barbara Sturrock, 335 Washington St., spoke briefly regarding her opposition to the proposed rezoning.

Mrs. Pat Cusack, County Farm Cross Road, spoke briefly on open space.

Arthur Bradbury, Blackwater Road, spoke briefly in opposition to the rezoning.

Mr. Sherman, Economic Director for the City of Dover, spoke on industrial development in the City of Dover.

Mrs. Iris Valley, 129 Silver Street, is in opposition to any Industrial zoning.

Vice-Chairperson Forbes closed the Public Hearing at 8:10 p.m.

Moved by Gerrish, seconded by Crowell to table this item until the Board can hold a work session to review these comments made during the Public Hearing. U.A. (Note: Mr. Bouchard was absent during voting)

NOTE: The work session will be on Tuesday, September 19, 1978 at 7:00 p.m.

ITEM NO. 5: GARRISON HILL REZONING.

This item was explained by Mr. Sheldon. A new zone, RM, low density, multi-residential zone was explained.

NOTE: Personal Privilege by Mr. Gerrish - he questioned Mr. Sheldon as to whether he had first suggested a rezoning of Garrison Hill to R-1. Mr. Sheldon stated that he proposed two alternatives; one being R-1 and the other being RM.

Mr. Maurice Richard spoke regarding traffic onto Varney Street.

Mr. Wentworth, wanted to know what improvements would take place.

Roland Hemon, 10 Oak Street, questioned the right-of-way needed for an apartment complex.

Walter Cheney spoke regarding the improvements necessary on Ascension Avenue and that as a result of rezoning, Ascension will be used more, therefore, the City and not the developer should improve it.

NOTE: Personal Privilege by Mr. Gerrish - he stated that he was aware of some alleged indiscretions being committed by the Vice Chairperson. Mr. Gerrish was called out of order by Vice-Chairperson Forbes.

Samuel Carlo, landowner on Old Rollinsford Road, spoke against the rezoning.

Mr. Roland Hemon, CAC member and Chairperson of Garrison Hill Tower Committee spoke regarding an R-0 Zone - restricted open space zone.

NOTE: Mr. Bouchard returned to the meeting at this time.

Mr. John McCarthy, is against the Planning Board's proposal, but is for Mr. Hemon's.

Patricia McCarthy is against this rezoning.

John Copeland is against this rezoning.

Anna Buckley is against this rezoning.

Wally Jordan is against this rezoning.

Anne Galt is against this rezoning.

Ernie Bastinelli is against this rezoning.

Margaret Ogdon is against this rezoning.

Mr. Tasker is against this rezoning.

Dr. Schwartz is against this rezoning.

Mrs. Lipkey is against this rezoning.

Elaine Carlo is against this rezoning.

Moved by Crowell, seconded by Griffin to table this item and hold a work session on September 19, 1978 at 7:00 p.m. U.A.

ITEM NO. 6: OLD BUSINESS.

a. Lehoullier/Tamposi Major Subdivision - Mr. Sheldon spoke regarding concerns the Board has.

TP&E and Mr. Lehoullier were present.

The dedication of land for open space was discussed.

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

1. 32 foot carriageway be provided;
2. Granite curbs be provided;
3. Fire hydrants be provided in the vicinity of the intersection of Toftree Lane and Dover Point Road;
4. Drainage be approved by the City Engineer after it is redesigned to state specifications;
5. Water main in the vicinity of lots 25, 26, & 27 be reviewed (8 inch street main be installed at the cul-de-sac);
6. Tress be planted in the islands rather than shrubs and the planting scheme be approved by the Planning Director;
7. The developer provide a 50-foot right-of-way in the vicinity of lots 20 & 21, stubbing a water main and sewer service within that right-of-way. Upon full development of adjacent lands, if such right-of-way is not used, it shall be equitably reconveyed to those property owners of parcels upon which it existed; and
8. To ascertain the need for the reservation of recreation/open space.

U.A.

b. By-Laws - Moved by Gerrish to request Lois Schofield to submit her resignation within fifteen (15) days from the date of this request, otherwise the Planning Board shall pursue her removal via a public hearing. No second.

ITEM NO. 7: ADJOURNMENT.

Moved by Crowell, seconded by Bouchard to adjourn - time 11:00 p.m. U.A.