

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Monday November 6, 1978
7:00 p.m.
District Courtroom
Municipal Building
Dover, N.H.

ITEM NO. 1: ROLL CALL

The following Planning Board members were present: Vice-Chairperson Kerry Forbes, Harry Griffin, Alan Crowell, Pierre Bouchard, Richard Gerrish, ~~Kerry Forbes~~, Robert Steele, and Lois Schofield. Also present was Assistant Planning Director Timothy Sheldon.

ITEM NO. 2: APPROVAL OF THE MINUTES OF THE MEETING HELD OCTOBER 16, 1978

Moved by Griffin seconded by Crowell to approve as written. U.A.

ITEM NO. 3: PUBLIC HEARING ON THE LIMITED SUBDIVISION OF LAND OF IRENE CARRIER. ASSESSOR'S MAP, LOTS 147 and 147 A ON RUTLAND STREET.

Mr. Sheldon explained this plan. A letter from Mr. Gerrish regarding this subdivision was read and is on file in the Planning Board Office.

Jenny Hastings, an abutter, is against this subdivision.

Moved by Crowell, seconded by Bouchard to approve as submitted and that the letter from Mr. Gerrish be on record. 3 for; 2 against; 1 abstention (Gerrish).

ITEM NO. 4 PUBLIC HEARING ON THE REZONING OF THE SIXTH STREET EXTENSION AREA .

Mr. Sheldon explained the purpose of the informational Public Hearing and requested citizens voice their comments and concerns.

John Maglaras, spoke in favor of a rezoning in this area.

Joseph Nadeau, attorney representing New Homes, Inc., owners of land in this area explained why he made a request for this area's rezoning

James McAdams stated he was not a resident of this area but did feel a rezoning was needed in this area.

Walter Fischer, a land owner in this area (New Homes, Inc.) felt the City of Dover needed more commercial, industrial and residential zoned land.

Warren Weeden, an abutter of this area, feels this land would be appropriate for Industry. He felt that only two problems exist: sewerage and the condition of Sixth Street road.

Councilman Peters, representing Ward I, stated many of the people in this area were at another meeting; the Dover Tomorrow meeting held at Horne Street School. But he was generally in favor of the Planning Department's study of this area.

Helen Phipps, from Upper Sixth Street, is opposed to industry coming into this area.

Philippe Morrissette, an abutter of this land, felt that if this land were to be rezoned, sewerage would be a problem as would traffic.

Richard Hodges, questioned the condition of Sixth Street to be able to take the stress from the potential increase of vehicular flow caused by a rezoning to industrial.

Mrs. Ham, an abutter, is against any rezoning of this land.

Moved by Crowell, seconded by Bouchard to recess for 5 minutes after the closing of the Public Hearing.

ITEM NO. 5: OLD BUSINESS.

a. Adams Subdivision - Middle Road.

Mr. Sheldon explained the status of the subdivision as it now stands. A letter from Mr. Ritzo, Attorney for the developer, was read and is on file in the Planning Board Office. The City Attorney has been forwarded a copy of this letter for his interpretation.

b. Oxford Heights Subdivision - Release of Bond.

A letter from the developer assuring the Planning Board that all deficiencies and site improvements (as identified in the letter dated October 23, 1973) have been corrected except for four conditions. The Planning Board then moved to set a Maintenance Bond and relegated the completion of said improvements to the Director of Public Works, City Engineer and Planning Director.

Moved by Crowell, seconded by Schofield to set the Maintenance Bond at \$10,700.00, not to exceed 350 days from the date of acceptance of Tennyson Avenue. 5 for; 1 against (Gerrish).

c. Felker Subdivision - Tolend Road

Mr. Sheldon explained the status of this subdivision. Lot #6 is no longer substandard. Lot #3 has been realigned and all other conditions

of preliminary approval had been met, excluding the delineation of a positive drainage plan.

A letter from Mr. Coen's Attorney (Mr. Coen is of the opinion that a right of way exists to provide access to his land) was read and is on file in the Planning Board Office.

Mr. Coen was present with information regarding his land. The applicant was directed to work with the Director of Public Works and the Planning Department to rectify the drainage problem.

d. Koutrelakos Subdivision - County Farm Road

This was postponed.

ITEM NO. 6: NEW BUSINESS.

a. Coastal Zone Management Workshop.

Two meetings will be held (Nov. 14 & Nov. 16 at 7:00p.m.) and Mr. Sheldon requested that anyone on the Board who would like to go can contact Mr. Sheldon.

b. Driveway Ordinance - Letter from Mr. Bouchard.

A letter from Mr. Bouchard was read and is on file in the Planning Board Office.

c. Jensen's Mobilehome Park - Release of Bond on Road C.

The City Engineer okayed the developer's request to release the Bond on Road "C".

Moved by Griffin, seconded by Crowell to release the Bond for Road C. U.A.

ITEM NO. 7: ADJOURNMENT.

Moved by Griffin, seconded by Bouchard to adjourn. Time 9:30 p.m. U.A.