

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Tuesday, April 5, 1977  
7:00 p.m.  
School Committee Room  
Municipal Building  
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call, the following were present: Acting Chairman Paul E. Hale, William Hopkins, Ernest Carrier, Wallace Akerman, Pierre Bouchard.

Also attending was Planning Director Christopher Sheridan, Mr. Frederic Shaw, Mr. Grant Davis, Emile Chagnon, Mr. Harland Chadwick and those people mentioned in the following minutes.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETING HELD ON MARCH 8, 1977:

Moved by Bouchard, seconded by Carrier, to amend the minutes to read "adequacy of proposed sewerage instead of storage in Paragraph 2 under Item No. 3 and also amend the motion on the Stocklan Subdivision to read that Mrs. Schofield, and not Mr. Hale, made the motion to approve the amendment, and that Mr. Hopkins, and not Mr. Hale, seconded the motion to adjourn.

The motion, as amended, was then unanimously approved.

ITEM NO. 3: PUBLIC HEARING ON LIMITED SUBDIVISION OF LAND OWNED BY MARJORIE S. CHADWICK, ASSESSOR'S MAP I, LOT 50, LOCATED ON MAST ROAD:

Moved by Bouchard, seconded by Carrier, to approve as submitted. Unanimously approved.

ITEM NO. 4: NEW BUSINESS:

Mr. Frederic Shaw and Mr. Emile Chagnon were present to brief the Board on their current plans for what is known as the "Sweeney Tract" between Henry Law Avenue and Court Street, which was first brought to the Planning Board for subdivision in 1971, and prior to that had been considered for relocation of the high school. The parcel has had a long and varied history with the Planning Board. The original proposal was for 72 house lots. The present proposal is for 60 house lots. The builders are proposing houses in the mid \$30,000's range.

Messrs. Shaw and Chagnon asked the Board numerous questions on various City Specifications and assured the Board that all City regulations will be met.

Open space requirements and water and sewer proposals were discussed. The streets will be built to City Specifications and then turned over to the City. The wiring will be overhead. Playgrounds were discussed. Drainage problems were discussed at length.

The Board noted that most of the serious problems which stopped development before have been alleviated.

Mr. Davis answered any technical questions asked.

Messrs. Shaw and Chagnon told the Board they would be bringing in plans for the next meeting and would be requesting a public hearing.

ITEM NO. 5: NEW BUSINESS:

Mr. Sheridan informed the Board that Grossman's Lumber want to make an addition to their building and will be coming in at the next meeting for a site review.

Mr. Sheridan said that the Hannaford Brothers proposal downtown will also possibly be requesting a site review.

Proposed By-laws for the Planning Board were presented.

A communication was received from Attorney Anthony McManus suggesting that the Planning Board consider the possibility of rezoning the industrial area to residential or its original designation of Agricultural on the Tolend Road Subdivision.

ADJOURNMENT:

Moved by Akerman, seconded by Hopkins, to adjourn. Unanimously approved.

Respectfully submitted,

Lois M. Schofield  
Clerk

LMS:c