

DOVER PLANNING BOARD

MINUTES OF MEETING

HELD: Tuesday, April 26, 1977  
7:00 p.m.  
Municipal Courtroom  
Municipal Building  
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call, the following were present: Acting Chairman Paul E. Hale, Mrs. Lois M. Schofield, Mr. Sanford Roberts, Mr. Pierre Bouchard, Mr. Jared S. A. Clark. Mr. Estes was present for part of the meeting.

Also attending was Assistant Planning Director J. T. Fey. Mr. Hale was Acting Chairman.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETING HELD ON APRIL 5, 1977:

Moved by Hale, seconded by Mrs. Schofield, to approve as written Unanimously adopted.

ITEM NO. 3: PUBLIC HEARING ON LIMITED SUBDIVISION OF ASSESSOR'S MAP H, LOT 44Y BY LAWRENCE P. & LOIS A. KEENAN AND STEPHEN A. & A. & MARIE E. BILYJ LOCATED ON LISA BETH DRIVE:

Mr. Fey explained the purpose of the proposal.

Moved by Mrs. Schofield, seconded by Roberts, to approve as submitted. Unanimously approved.

ITEM NO. 4: PUBLIC HEARING ON LIMITED SUBDIVISION OF LAND OWNED BY BETHARLENE WEEDEN, ASSESSOR'S MAP B, LOT 2A ON UPPER SIXTH STREET:

Mr. Terry Martell represented the owner.

Moved by Clark, seconded by Roberts to grant approval and waive the Driveway Ordinance subject to such requirements as may be placed on the applicant by the City Engineer with respect to the driveway. Unanimously approved.

The Planning Board Office will send a memo regarding this to Jay Stephens, Jr. Engineer.

ITEM NO. 5: PUBLIC HEARING ON PRELIMINARY APPLICATION OF FRED SHAW AND EMILE CHAGNON FOR THE MAJOR SUBDIVISION OF LOT 5A, ASSESSOR'S MAP 21, LOCATED BETWEEN HENRY LAW AVENUE AND COURT STREET:

Mr. Fey read memos from the City Attorney and the City Engineer regarding the proposal.

Mr. Chagnon was present. He explained the background of this proposal. The 72 lot proposal was approved and then there was an economic downtrend and it wasn't viable to build at that time. Now the proposal is to reduce the number of lots to 34. He said they would propose to run an 8" water main from Henry Law Avenue all the way across to Court Street which should alleviate pressure problems presently on Henry Law Avenue.

Everything in the Street Ordinance is complied with regarding Tennyson Drive. Mr. Davis reminded the Board that this is a new project and none of the problems that existed in the previous proposal would be present in this one.

Mrs. Germain, an abutting property owner, asked several questions regarding drainage.

Mr. Meserve asked Mr. Chagnon about the proposed 8" main going to Henry Law Avenue and Court Street.

Mr. Davis said there is a 16" water main on Court Street to handle the water. He said there was always a drainage problem on Henry Law Avenue and this development would improve it.

Mr. McCabe, 182 Henry Law Avenue, asked why this subdivision could be built now, when it couldn't before. He was concerned about the water pressure, and what these additional homes would do to this pressure.

Mr. Kinnison, an abutting property owner, asked if this development would reduce pressure on Court Street. Mr. Bouchard told him there would be no change.

Mr. Colledge, also asked about water pressure and sewerage. Mr. Davis told him they were not going to touch the Henry Law sewer.

Mr. Meserve asked if there was going to be any blasting in the area. Mr. Chagnon said houses are built to conform to land and blasting isn't a good thing to do.

A lengthy discussion ensued.

Moved by Mrs. Schofield, seconded by Bouchard, that because there are many new members on the Board, there should be a site review before voting on the preliminary application.

Amended by Clark that as the Board reviewed the site, such recommendations as proposed by the City Attorney and the City Engineer be considered.

Unanimously approved.

Mr. Chagnon indicated that he would install the water and sewer immediately. Mr. Clark asked Mr. Bouchard to get an estimate on the required bond.

A site inspection was set up for May 3rd at 5:00 p.m. after which a special meeting will be held.

ITEM NO. 6: SITE REVIEW FOR A PROPOSED GROSSMAN'S RETAIL HOME IMPROVEMENT CENTER ON ROUTE 16B AT THE FORMER SITE OF BELLAMY PONTIAC:

Mr. Robert Flowers was present representing Grossman's.

Moved by Clark, seconded by Bouchard, to approve the plan subject to planting of juniper trees along the chain link fence at openings of 8" intervals to provide beautification and some screening, limited to fence along street properties rather than along the back and subject to conference of necessary drainage easements to the City as may be mutually agreeable, and that the drainage system be suitable to the City Engineer and the curbing adjacent to streets within the limits of the public right of way be either slope granite or concrete and that the landscaping as depicted on the plan be provided. Unanimously adopted.

ITEM NO. 7: ADJOURNMENT:

Moved by Mrs. Schofield, seconded by Bouchard, to adjourn. Unanimously adopted.

:Respectfully submitted,

Lois M. Schofield  
Clerk

LMS:c