

DOVER PLANNING BOARD

MINUTES OF MEETING

SPECIAL

HELD: Tuesday, May 3, 1977
Municipal Courtroom
Municipal Building
Dover, New Hampshire

RE: Preliminary Approval of Oxford Heights Subdivision.

After site inspection on the above noted subdivision the following motion was made:

Moved by Clark, that preliminary approval of the Oxford Heights Subdivision be granted subject to the following conditions:

- (1) That the proposed storm drainage system as it discharges into the natural drainage area be provided with a headwall and endwall to be appropriately located in Lots 7 and 28, respectively; and that a drainage easement 25 feet in width be provided from the endwall to where the drainage leaves the property currently owned by Frederick Taylor. The easement and swale design is to be prepared by the developer and reviewed by the City Attorney and Jr. Engineer prior to final approval;
- (2) That a drainage easement be provided down the rear property line of Lots #30, 31, 32, 33 and 34 not less than ten (10) feet in width and within that drainage easement shall be constructed a swale with a depth of not less than one and one half (1½) feet and that the swale shall be not less than six (6) feet in width and be graded such that it could be maintained with a conventional lawnmower; and that the location of the drainage swale be placed into the deeds of Lots #30 through 34 with the stipulation that the swale must be maintained by the property owner. It must be kept clear of shrubs and structures, either natural or man-made obstructions, so that it may function properly. This easement will also be subject to the review of the City Attorney and Jr. Engineer;
- (3) That the culvert under the existing temporary road be wholly removed for an improved flow of water, and that the existing drainage area be cleared out and swaled for a distance of not less than ten (10) feet beyond the rear property line separating Lots # 30 to 34 from the adjoining property belonging to Elvin Bertrand;
- (4) That a Tot Lot be constructed in Phase One and provided with an access easement suitable for foot passage from what will become Browning Drive and that play equipment of commercial quality such as swing sets, slides and other suitable items of an approximate value of \$1500 will be supplied by the developer and approved by the Planning Director;
- (5) That access to Lots #17, 18, 1, 34 be off of Tennyson Drive, and not off of Henry Law Avenue or Court Street;

(6) That a performance bond be posted to insure construction of Tennyson Drive and a small section of what will become Browning Drive, inclusive of drainage lines, curbing (sloped granite curbing is recommended), catch basins, water mains, and "T" extensions, providing linkage for the proposed Browning Drive. The performance bond will be established by the Jr. Engineer;

(7) That there shall be at least three (3) fire hydrants along Tennyson Drive. This may be reduced to two (2) upon the approval of the Fire Chief;

(8) That the applicant must be able to obtain a dredge and fill permit from the New Hampshire Water Supply and Pollution Control Commission;

(9) That construction must first come in from Court Street and that the house lots to be serviced by the existing Henry Law Avenue water main not be connected until the new water line is completely constructed from Court Street to Henry Law Avenue;

(10) That there shall be street lights installed as units are constructed according to standard specifications recommended by the Public Service Company of New Hampshire and maintained at the expense of the developer until the street is accepted by the City of Dover.

The motion was seconded by Akerman and Unanimously approved.

The following were present: Acting Chairman Paul E. Hale, Mrs. Lois M. Schofield, Mr. Pierre Bouchard, Mr. Jared S.A. Clark, Mr. William Hopkins, Mr. Wallace I. Akerman.

Also attending were Planning Director Christopher F. Sheridan and J.T. Fey, Assistant Planning Director.

Moved by Mrs. Schofield, seconded by Akerman, to adjourn.
Unanimously approved.

Respectfully submitted,

Lois M. Schofield
Clerk

LMS:c