

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Tuesday, May 10, 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, Mr. Ernest J. Carrier, Mr. Sanford Roberts, Mr. William Hopkins, Mr. Pierre Bouchard.

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

ITEM NO. 2: PUBLIC HEARING CONCERNING THE PROPOSED APPLICATION OF MR. ROBERT C. LEONARD, PRESIDENT, AND MR. PHILIP F. CASEY, TREASURER, LEOCA CONSTRUCTION COMPANY, INC. FOR THE REZONING OF ASSESSOR'S MAP H, LOT 36B, CONTAINING 23.4 acres of land LYING NORTHERLY OF KNOX MARSH ROAD AND SOUTHERLY OF THE BOSTON AND MAINE RAILROAD TRACKS LAND PRESENTLY ZONED R-2B (MEDIUM DENSITY RESIDENCE). THE PETITIONERS WISH TO AMEND THE DISTRICT BOUNDARIES TO DESIGNATE SAID LAND AS I-2 (INDUSTRIAL):

Mr. Robert Leonard was present. Mr. Sheridan explained the rezoning proposal.

Mr. Leonard told the Board that the interested client for this piece of land was Hyde, Inc., the largest manufacturer of sportswear in the world. This is strictly a distribution warehouse which would employ between 15 and 20 people who would be taken from the local labor market. He said there were two other potential users, one of which was another warehousing firm which requires railyards.

Mr. Schofield questioned the size of the trucks which would be coming there. Mr. Leonard said they would be the same size as the ones going to Eastern Air Devices and F.W. Webb or Sears.

Mr. James McAdams spoke in favor of the proposal.

Moved by Mrs. Schofield, seconded by Hopkins, that the Planning Board recommend to the City Council that Assessor's Lot 36B, Map H, be rezoned from R-2B to I-2 with the understanding that the 50 foot buffer be shown on the southern area bordering residential property. Unanimously adopted.

ITEM NO. 3: SITE REVIEW OF LAND ON CHESTNUT STREET CONSIDERED BY HANNAFORD BROTHERS - URBAN RENEWAL AREA:

Mr. Larry Plotkin was present representing Hannaford Brothers. Mr. Plotkin presented an elevation of what was planned for construction. There will be three stores; a supermarket in the center, a drugstore on the right and a rental unit would be the third store.

Mr. Heinie Merrill questioned the need for a traffic light. Two different consultants have told him different things about the need for a traffic light.

Mr. Plotkin said that if this development necessitates a traffic light, Hannaford Brothers would agree to pay one-third of the cost for such light.

Proposed walkways within the proposed development were discussed.

With respect to lighting, Mr. Sheridan said he would like to see a similar type to those in the First Street lot.

Moved by Bouchard, seconded by Mrs. Schofield that the proposal for site review be accepted with the following stipulations:

- (1) Provision for pedestrian traffic through the parking area;
- (2) Catch basins to be reviewed by the City Engineer;
- (3) Agreement on the traffic lights;
- (4) Subject to zoning the entire parcel to B-2;
- (5) Recommendation that the lighting in the parking lot be similar to that utilized in the First Street parking area.

Unanimously adopted.

A public hearing on the proposed rezoning of this parcel will be held on May 31.

ITEM NO. 4: ADJOURNMENT:

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

Respectfully submitted,

Lois M. Schofield  
Clerk