

DOVER PLANNING BOARD

MINUTES OF MEETING

HELD: Tuesday, September 13, 1977
7:00 p.m.
Municipal Courtroom
Municipal Building
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call, the following were present: Mr. William Hopkins, Mr. Ernest J. Carrier, Ms. Joan C. Miller, Mr. Jared S.A. Clark, Mr. Alan B. Crowell.

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

ITEM NO. 2: APPROVAL OF MINUTES OF MEETINGS OF AUG. 16 AND AUG. 24:

Moved by Clark, seconded by Carrier, to approve as written. Unanimously approved.

ITEM NO. 3: PUBLIC HEARING ON APPLICATION OF ROLAND ROBERGE FOR THE LIMITED SUBDIVISION OF LOTS 87 AND 88 ON BROOKLINE AVENUE ON ASSESSOR'S MAP 33:

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

ITEM NO. 4: PUBLIC HEARING ON APPLICATION OF ARTHUR DAVIS FOR THE SUBDIVISION OF LOT 13, ASSESSOR'S MAP 20, off HENRY LAW AVENUE:

Mr. Davis presented plans for the Board's consideration. There was an extended discussion concerning access.

Moved by Clark, seconded by Carrier, to approve as submitted subject to the condition that access to Lot 2 be taken from Federal Street and access to Lot 3 be taken from Wentworth Street and that there be no through connection from Lots 2 and 3 from the existing access off Henry Law Avenue to Lots 1 and 4, except for emergency vehicles. Unanimously approved.

ITEM NO. 5: PUBLIC HEARING ON APPLICATION OF JACK STORMS FOR THE SUBDIVISION OF LOT 94-C ON DREW ROAD:

Mr. Galanes represented Mr. Storms. No development is intended in this subdivision.

Mr. Lester Spear spoke in opposition to the subdivision stating that he has the right of first refusal on Parcel #1. He stated that he didn't receive a letter but later admitted to receiving one.

Moved by Carrier, seconded by Clark, that the subdivision be approved as submitted with the stipulation that any of the four lots if sold to other than an abuttor be provided with a proper right of way in accordance with City specifications in effect at the time of said action, and that the subdivision be returned to the Planning Board and be subjected to further review at that time. Unanimously approved.

ITEM NO. 6: PUBLIC HEARING ON APPLICATION OF RONALD COLE FOR THE SUBDIVISION OF LOT 73 ON SIXTH STREET, ASSESSOR'S MAP I:

This subdivision application was withdrawn without prejudice.

ITEM NO. 7: PUBLIC HEARING ON APPLICATION OF ROBERT CROSBY FOR THE SUBDIVISION OF LOT 32A, ASSESSOR'S MAP G AND THE SITE REVIEW OF THE TRAPPER BROWN CORPORATION:

Moved by Clark, seconded by Carrier, to approve subject to approval from the Water Supply and Pollution Control Commission concerning on site sewage disposal systems, and to the deeding of necessary easements for water lines. Also, that the site review be approved with the understanding that trees be provided as shown on plans. Unanimously approved.

ITEM NO. 8: NEW BUSINESS:

a. Site Review of Fotomat Corp. at A & P and Siegel's:

Mr. Larry Siegel spoke in behalf of Fotomat.

Moved by Clark, seconded by Carrier, that approval be granted to withdraw the A & P & Siegel Plans without prejudice.

ITEM NO. 9: OLD BUSINESS:

a. Cranbrook Lane Subdivision:

Mr. Fischer was present and discussed his proposal.

Bill McCarren spoke against the development.

Arnold Peters spoke against the development and read a petition signed by residents.

Dan McKenney spoke against the development.

Mr. Clark requested that the applicant supply more information regarding storm drainage (easements) and that the City Engineer supply the Board with the water pressure on this line and the per cent capacity left in sewer line.

George Rivers wanted to know high and low pressure water areas in the City.

- b. Preliminary approval of second phase of Oxford Heights, Lots 30 - 60:

Discussion of quality of model house in Phase I.

Proposal was tabled until the next meeting. A site inspection will be conducted to evaluate the quality of the house on Tuesday, September 20 at 4:30 p.m.

ITEM NO. 10: ADJOURNMENT:

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

Respectfully submitted,

Lois M. Schofield
Clerk

LMS:c