

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, October 4, 1977
7:00 p.m.
Municipal Courtroom
Municipal Building
Dover, N.H.

ITEM NO. 1; ROLL CALL

In Roll Call, the following were present: Chairman Paul E. Hale, Vice-Chairman William Hopkins, Mrs. Lois M. Schofield, Ms. Joan C. Miller, Mr. Pierre Bouchard, 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 MEETING OF SEPTEMBER 13

Moved by Hopkins, seconded by Ms. Miller, to approve as written. Unanimously approved.

ITEM NO. 3: PUBLIC HEARING ON LIMITED SUBDIVISION OF LAND OF DORIA SPENCER BURNS, ASSESSOR'S MAP K, LOT 7 ON BACK ROAD:

Mr. Rouleau represented Mr. Burns. Mr. Sheridan explained the plans.

Moved by Hopkins, seconded by Miller, to accept the proposal as submitted subject to approval by the N.H. Water Supply and Pollution Control Commission. Unanimously approved.

ITEM NO. 4: PUBLIC HEARING ON LIMITED SUBDIVISION OF LAND OF GUIDO HAGGENMILLER, ASSESSOR'S MAP A, LOT 39, #3A ON LONG HILL RD.

Moved by Hopkins, seconded by Crowell, that the applicant re-submit a new plan because the lot is substandard with only 60 ft frontage on Long Hill Rd. Unanimously approved.

ITEM NO. 5: PUBLIC HEARING ON LIMITED SUBDIVISION OF LAND OF PAUL E. FISHER, ASSESSOR'S MAP I, LOT 2-I ON GARRISON ROAD.

Mr. Sheridan explained the plans to those present. Mr. Paul Fisher was present and spoke regarding his plans. It was noted that this has been before the Planning Board twice, as was some of the abutting property. This would create a one acre lot which would be served by an existing gravel road which runs to the rear of Garrison School.

Mr. Sheridan gave the background of the surrounding properties which were originally under the ownership of William Shaw. In 1973 the Board acted on the Application of Heirs to William Shaw for a split of that holdings into two parcels. At that time, the Board required a 50 ft. right of way.

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Mr. Fisher informed the Board that he wished to give this lot to his son and is asking for a waiver of the motion of the last meeting which required that he bring the road up to City standards if there were any further subdivision of his land.

The Board noted that the road at the present time receives City plowing and trash removal.

Councilman Jack Buckley, spoke in favor of the plan.

Mr. Fisher said he was in possession of an old deed referring to an easment to continue on the existing right of way.

Moved by Crowell, seconded by Mrs. Schofield, to table the application until Mr. Fisher can bring in more information on the existing gravel right of way and in particular with its width. Unanimously approved.

ITEM NO. 6: PUBLIC HEARING ON LIMITED SUBDIVISION OF LAND OF PETER MACDONALD, ASSESSOR'S MAP 34, LOT 13 ON SIXTH STREET.

Mr. Sheridan explained the proposal. Mr. Macdonald was present.

Mr. Cassily, abutter said that he has a right of way not shown on this parcel between City owned land and the B&M railroad right of way. He wanted to make the surveyer note this on the plan.

Mrs. Sullivan explained that the lot had changed from the last time it was presented to the Board.

Mr. Richard Hayes asked what the status of the Little League field is now and what effect this will have on it.

Mr. Hale told him that right now there is a right of way across Mr. Macdonald's property and it has that status and can be used by the Little League Field, and that putting a house on this lot would not change the Little League Field status.

Moved by Hopkins, seconded by Crowell, to approve subject to the following: (1) driveway cut off to Lot 2 shall be 50 ft right of way; and (2) construction of a house on Lot 2 shall have a minimum 12 ft setback from the 50 ft right of way line; and (3) that no additional construction more than one single family house is allowed on Lot 1 until the 50 ft right of way becomes a City street according to City Street Specifications and that the applicant return to the Planning Board if this is anticipated. Unanimously approved.

ITEM NO. 7: PUBLIC HEARING ON LIMITED SUBDIVISION OF LAND OF CHARLES BURNELL, ASSESSOR'S MAP T. LOT 26A ON DREW ROAD

Moved by Miller, seconded by to approve as submitted. C.A

Moved by Miller, seconded by Board to approve as submitted. C.A

Moved by Miller, seconded by Board to approve as submitted. C.A

ITEM NO. 8: OLD BUSINESS

1. Cranbrook Lane

Letters and a petition were passed around regarding the subdivision from the Sewer Commission, Edith Bowen and the City Engineer. (Letters are available in Cranbrook Lane folder.)

Mrs. Richardson asked several questions about the test results and the times the tests were taken.

Councilman Arnold Peters - before the vote he wanted everything in perspective and to consider the people in that area. 436 names were on a petition suggesting any new developments be tabled until the city can prove that the service will be okay. He disagrees with the water pressure. The people are not opposed to what is to be done, but with the inconvenience. He felt the City should guarantee the people in this area better service.

Mr. Hale told him he doesn't know anyone anywhere in the City that could get a guarantee like that for services.

Moved by Crowell, seconded by Schofield to grant preliminary approval subject to the following: (1) a council waiver of the length of the right of way from the end of Cranbrook Lane to the cul-de-sac; (2) subject to flowage easments as necessary on properties marked 113 and 114 (White Enterprises State of N.H.); (3) subject to the addition of a hydrant as required by the Fire Department in the vicinity of the cul-de-sac; (4) subject to catch basins being added as approved by the City Engineer in the vicinity of Lots 110 and 107; (5) subject to extending the headwall and drainage pipe on Lot 113 to the end of the property line; (6) subject to drainage easments along lots 105 through 108; (7) subject to all construction being done in conformance with City Specifications; and (8) subject to receiving any necessary permits from the N.H. Water Supply and Pollution Control Commission and the Special Board for Dredge and Fill. Unanimously approved.

2. Oxford Heights

Moved by Bouchard, seconded by Crowell, to approve subject to the following: (1) flowage easment from Taylor; (2) driveway servicing to Lots 36 and 60 off Browning Drive rather than Henry Law; and (3) drainage easments on Lots 52 to 46. Unanimously approved.

ITEM NO. 9: BY-LAWS OF THE PLANNING BOARD:

Moved by Bouchard, seconded by Schofield to accept By-Laws as submitted. Unanimously approved.

Moved by Bouchard, seconded by Schofield to adjourn at 11:05 p.m.

Respectfully submitted,

Lois M. Schofield,
Clerk