

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Tuesday, October 18, 1977  
7:00 p.m.  
Municipal Courtroom  
Municipal Building  
Dover, N.H. 03820

ITEM NO. 1: ROLL CALL

In Roll Call the following members were present: Chairman Paul Hale, Vice-Chairman William Hopkins, Mrs. Lois Schofield, Ms. Joan Miller, Ernest Carrier, Alan Crowell, Jared Clark, Pierre Bouchard.

Also attending was Christopher Sheridan, Planning Director.

ITEM NO. 2: APPROVAL OF MINITUES OF MEETING OF OCTOBER 4, 1977

It was brought up by Joan Miller that under Old Business, Oxford Heights, it was written Unanimously Approved, however, Ms. Miller voted against this. Correction made.

Moved by Carrier, seconded by Schofield. Unanimously approved.

ITEM NO. 3: PUBLIC HEARING ON LIMITED SUBDIVISION OF LAND OF ANTHONY McMANUS, ASSESSOR'S MAP M, LOT 20, ON BACK ROAD.

Mr. McManus was present. Mr. Sheridan explained the plan.

It was asked by Mr. Carrier who would maintain the right of way. Mr. McManus said he would. He also stated there would be no further subdivision of this land. It was also mentioned that this right of way is 15 to 16 feet wide.

Moved by Clark, seconded by Miller to approve the subdivision subject to approval by N.H. Water Supply and Pollution Control Commission and that if any further subdivision is requested that the right of way would have to meet City Standards and Specifications. Unanimously approved.

ITEM NO. 4: OLD BUSINESS

1. Site Review - Sambo's

Representing Sambo's: Mr. Wyers, Mr. Hendricks, Traffic Consultant, and Mr. Gartrell, Attorney.

The Critique of A Traffic Review was explained in detail by Mr. Hendricks. This Critique is available in the Sambo's file.

Mr. Gartrell passed around credentials of Mr. Hendricks along with the Critique to the Board Members. Aerial photographs of the proposed site were passed around.

Mr. Wyers than gave a summary of the operation of the Sambo's Restaurant.

Attorney Bryant and Harvey Boukwell, Traffic Consultant, represented Dave Weeks. Mr. Bourkwell gave a summary of his Traffic Report. This report is available in the Sambo's file.

Attorney Bryant passed out two memorandums for the Board Members. The first contained articles regarding the Driveway Ordinance. The second was a memo regarding the Planning Board's Discretionary Powers. He also read a petition signed by several Businessmen along Miracle Mile who are against Sambo's proposed site. This is also available in Sambo's file.

At this time, a note was read by the Chairman to the Board from Mrs. Phyllis Johnson, 7 Willrod Avenue stating her opposition to the Sambo site.

A letter from the Sure Oil Company was submitted by Sambo's. Sure owns the gas station near the proposed Sambo site and south bound traffic wanting to enter Sambo's would be able to use Sure's Service area for turning according to the correspondence.

Moved by Miller, seconded by Schofield that the proposed plan be denied. Motion was defeated. Two in favor, 4 against, 1 abstention.

Another motion was introduced by Clark, seconded by Bouchard to approve the site plan subject to the following conditions:

1. That the on-site traffic pattern be limited such that the southern driveway be a one-way entrance and the northern driveway be limited to exiting traffic only, and that the width of both driveway cuts for reason of visability be limited to 24 feet, not more than or less than 24 feet;
2. That any exterior signs to be displayed on the property be in conformance with the Zoning Ordinance, and to the satisfaction of the Planning Director as to position and height, and so located as to permit full sight distance;
3. That the southern most traffic island in the center of Central Avenue be extended to a distance sufficient to be 10 feet south of the southern driveway cut to Sambo's;
4. That a wooden fence be constructed for the entire distance of the back property line consistent with the Fence Ordinance and also perpendicular to that back property line, a distance of 25 feet, thereby fully enclosing the property.

5. That the entrance to the Sambo site as stated above have no parking spaces permitted within 20 feet of that entrance.

VOTE: 2 opposed, 4 for, 1 abstention. Motion approved.

2. Site Review - Grossman's

The proposed plan for an additional curb-cut was explained by Mr. Sheridan. The memo from Jay Stevens, City Engineer, was read. He was not in favor of this curb-cut. This memo is available in the Grossman's file for review.

A representative from Grossman's explained why they wanted this additional curb-cut.

Moved by Bouchard, seconded by Hopkins to hold a site review at 5:00 p.m., Tuesday, October 25. Unanimously approved.

ITEM NO. 9: ADJOURNMENT

Moved by Carrier, seconded by Bouchard to adjourn at 11:00 p.m. Unanimously approved.

Respectfully submitted,

Lois Schofield  
Clerk