

*J. Ackerman*

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Tuesday, November 15, 1977.  
7:00 p.m.  
Municipal Building  
Dover, N.H.

ITEM NO. 1: Roll Call

The following members were present: Chairman Paul Hale, Lois Schofield, Wallace Ackerman, Alan Crowell, and Jared Clark.

Also present was Christopher Sheridan, Planning Director.

ITEM NO. 2: Approval of Minutes of Meeting Held October 18, 1977.

Moved by Ackerman, seconded by Crowell to approve as written.

ITEM NO. 3: Public Hearing on Limited Subdivision of Land of the Dover Housing Authority, Assessor's Map 2, Lot 74, 74-A, and 75 on Central Avenue (C/3/1).

Mr. Sheridan explained the plan. This parcel of land was the former site of Herb's Superette.

Moved by Crowell, seconded by Schofield to approve the subdivision subject to the legal problems between Hooz and the Dover Housing Authority be straightened out regarding the 10 foot right of way. Unanimously approved.

ITEM NO. 4: Public Hearing on Limited Subdivision of Land of Warren Weeden, Assessor's Map A, Lot 40-D on Longhill Road and Sixth Street.

Mr. Sheridan explained the plan. It was noted that this subdivision has been approved by the Water Supply and Pollution Control Commission. Mr. Weeden was present.

Mr. Parkinson, gentleman across the street from this lot, wanted to know what was going up on this lot. Mr. Weeden explained that a single-family house will be constructed on this lot.

The question was asked where the driveway cut will be, Longhill Road.

Moved by Ackerman, seconded by Crowell to approve the subdivision with an understanding that driveway access to Lot 3 come from Longhill Road. Unanimously approved.

ITEM NO. 5: Public Hearing on Limited Subdivision of Land of Ronald Cole, Assessor's Map E, Lot 73 on Sixth Street.

Mr. Sheridan explained the plan. Mr. Cole explained the reason why he was giving this land to the Church - because of the parking facilities at the present one.

Mrs. Schofield asked about getting onto Sixth Street from the lot near the turnpike because it is extremely low. Mr. Cole explained that he would fill this up to the level of Sixth Street.

Moved by Ackerman, seconded by Crowell to approve the subdivision subject to approval from the Water Supply and Pollution Control Commission. Unanimously approved.

ITEM NO. 6: Old Business.

1. Oxford Heights

A memo was read by Mr. Sheridan from the City Attorney regarding flowage easment. This memo is on file in the Oxford Heights folder. A letter from Mr. Davis was also read - this letter is on file.

Moved by Clark, seconded by Schofield to grant final approval subject to the following conditions:

1. Posting of a cash bond equal to, plus 5%, of the amount of the remaining work to be completed in the roadway, or a completed roadway, and this roadway construction to be acceptable to the Director of Public Works;
2. The two driveways to lots 36 and 60 shall be located on Browning Drive not on Henry Law; and
3. All conditions required in the preliminary approval be completed.

Unanimously approved.

2. Subdivision of Paul Fisher

Mr. Sheridan explained this parcel and the right of way problems.

Mrs. Paine said she would be willing to give a piece of land to the city in exchange for the city's participation in the making of the right of way passable.

If the city accepts this, they would be obligated to maintain this 50 foot right of way but not to improve it.

Moved by Clark, seconded by Schofield to grant preliminary approval to the subdivision subject to the following conditions:

1. That the Planning Board reverse its previous vote specifying that no further subdivision be granted for the purpose of permitting the subdivision creating Lot 2 provided that the City receive the deed for the 50 foot right of way generally indicated in red, on the presented plan; and that the Board receive from the applicant a final plot plan showing the exact location of all 50 foot right of ways and where the existing roadway is located;

2. That the City receive in consideration thereof a 2.2 acre parcel from Mrs. Paine adjacent to the school property up to the property owned by Mr. Fisher;

3. That it be recorded in all affected deeds that the City of Dover is not under obligation to bring the present road up to a level greater than its existing condition;

4. That any further improvements to the roadway are done at the expense of any willing abutters;

5. The City Council and or the School Dept. agree to the dedication of the necessary land all the way back to Garrison Road to establish a 50 foot right of way;

6. That the City Council grant a waiver to the street construction specifications to permit the accomplishment of that which has been approved above;

7. That any driveway to Lot 2 be from the Southern Boundary line; &

8. No further subdivision be granted until the above has been completed and/or a proper city street constructed to provide access from the City property to any proposed subdivision.

Unanimously approved.

3. Fotomat

The plan was explained by Mr. Sheridan. The site of this building would be in front of the bank in Seigels Parking Lot.

Mr. Segal represented Fotomat. He had a letter from the Strafford Bank stating they had no objection to where Fotomat's building would go. Mr. Sheridan requested a copy of this letter for the Planning Boards file.

Moved by Crowell, seconded by Ackerman that the application be approved subject to a letter from Seigels and Strafford Bank saying they approve of the site location.

Motion denied.

Moved by Clark, seconded by Schofield to approve another location, in the vicinity of the last row of parking spaces near the greenhouse, it is important to take it out of the direct traffic pattern and have some construction unity with the bank. This would also be subject to approval from the bank and Seigels. Unanimously approved.

4. Grossman's

The plan was explained by Mr. Sheridan.

Moved by Schofield, seconded by Crowell to deny the application for a curb-cut on Longhill Road. Unanimously approved.

ITEM NO. 7: Adjournment

Moved by Schofield, seconded by Ackerman to adjourn at 9:45 p.m. Unanimously approved.

Respectfully submitted,

Lois Schofield  
Clerk