

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Tuesday, Jan. 6, 1976  
7:00 p.m.  
Council Chambers  
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call, the following were present: Chairman Frank O. Estes, Mr. Paul E. Hale, Mr. Douglas C. Gray, Mrs. Lois M. Schofield, Mr. Laurence P. Keenan, Mr. Pierre Bouchard.

Also attending were Planning Director Chris Sheridan, Assistant Planner Bill Schoonmaker and those people mentioned in the following minutes.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETING OF DEC. 16, 1975:

Moved by Mrs. Schofield, seconded by Hale, to approve as written. Unanimously adopted.

ITEM NO. 3: PUBLIC HEARING RE: PROPOSED REZONING OF ASSESSOR'S MAP 39, LOT 4 at THE SOMERSWORTH TRAFFIC CIRCLE, OWNED BY MERCHANTS NATIONAL BANK:

Mr. Sheridan explained the proposed rezoning petition. It was noted that the petitioners want to put a drive-in bank on the lot. 2/3 to 4/5's of the land on this lot is in Rollinsford. The petitioner has received a variance from the Town of Rollinsford to permit this use. The petitioner has received approval from the N.H. Water Supply and Pollution Control Commission to operate a septic tank here.

Letters from the State Highway Dept. and the Dover Chief of Police were given to the Board and made a part of the record.

Mr. Paul McQuade addressed the Board, representing the petitioners. He said traffic leaving the bank would make a right turn.

Mr. McQuade said there would be two or three people working there.

Mr. McQuade presented the Board with a list of abutting property owners who were in favor of the proposal.

Mr. Diamond, an abutting property owner, spoke in opposition.

Mr. Tom Redden, an abutting property owner, spoke in opposition and asked a number of questions.

The question of abutting land owned by Mr. Russell and Mr. Rouleau was discussed. This land is zoned the same and it was wondered that if this lot were rezoned, wouldn't it set a precedent for the other two.

Mr. Paul Boucher, spoke as Chairman of the Zoning Board of Adjustment. He said there have been numerous public hearings on this lot and at each time they have denied the use for commercial or office use. It has always caused many problems among the neighbors and abutters. He recommended to the Board that should it choose to rezone this particular parcel that that area be looked into for entire rezoning.

Mr. Gray asked Mr. McQuade what he thought the feeling of those in favor would be should the proposal include adjacent lots.

Mr. McQuade said they were specifically thinking of a bank and the people were not opposed to it.

Mr. Peter Adams spoke in favor of the proposed rezoning. He brought up the fact that the traffic coming from the bank will be at hours when other traffic will be slow.

Mr. Diamond expressed concern with people using a ramp the State had installed to get into his yard. Mr. Pevine assured him that cars wouldn't be cutting across the island to get to the bank because this is an exit.

Mr. Redden suggested exiting to Rollinsford out through Kelwyn Park. Mr. Easter said they had given this some thought but decided it would be detrimental to residential use.

Moved by Bouchard, seconded by Mrs. Schofield, that the Board recommend to the City Council that the lot be rezoned to B-1 (Neighborhood Business).

ITEM NO. 4: PUBLIC HEARING RE: PROPOSED REVISIONS TO ZONING ORDINANCE RE: SPECIAL EXCEPTION. PROVISION FOR MOBILEHOME PARKS:

Mr. Paul Boucher spoke, representing the Zoning Board of Adjustment. He felt this is much better than what is currently in the laws.

Mr. Frank Torr objected to the fact that a mobilehome park has to get a special exception. He also didn't feel a person seeking approval of a mobilehome park should be required to go to the Zoning Board of Adjustment.

Moved by Gray, seconded by Bouchard, to table this. Mr. Hale opposed and all others were in favor.

ITEM NO. 5: DISCUSSION RE: SWEENEY TRACT:

Mr. McMahon was present, together with his attorney and engineer.

They discussed the history and the status of the "Sweeney Tract".

It was agreed that the optionee would go over all the material available and return at a later date to the Board.

ITEM NO. 6:

Mr. Sheridan then explained his summary of major forthcoming work items in 1976.

Moved by Bouchard, seconded by Gray, to appoint Paul Hale as a member of the Zoning Board of Adjustment. Unanimously adopted.

Moved by Bouchard, seconded by Gray, to appoint Mrs. Schofield to the Conservation Commission. Unanimously adopted.

ITEM NO. 7: ELECTION OF OFFICERS:

CHAIRMAN:

Moved by Schofield, seconded by Hale, that Mr. Estes remain as Chairman. Unanimously adopted.

VICE-CHAIRMAN:

Moved by Bouchard, seconded by Mrs. Schofield, to appoint Mr. Hale as Vice-Chairman. Unanimously adopted.

CLERK:

Moved by Hale, seconded by Estes, to appoint Mrs. Schofield as Clerk. Unanimously adopted.

ITEM NO. 7: ADJOURNMENT:

Moved by Bouchard, seconded by Hale, to adjourn. Unanimously adopted.

Respectfully,

Lois M. Schofield  
Clerk