

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Tuesday, Feb. 24, 1976  
7:00 p.m.  
Municipal Courtroom  
Municipal Building  
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call, the following were present: Chairman Frank O. Estes, Mr. Paul E. Hale, Mrs. Lois M. Schofield, Mr. Sherman Laughton, Mr. Ernest Carrier, Mr. Jared Clark.

Also attending was Christopher Sheridan, Planning Director, and those people mentioned in the following minutes.

ITEM NO. 2: APPROVAL OF MINUTES OF JAN. 6 AND JAN. 20:

Moved by Mrs. Schofield, seconded by Bouchard, to approve as written. Unanimously approved.

ITEM NO. 3: DISCUSSION OF ARTHUR DAVIS' PROPOSAL - CRICKETT BROOK:

Mr. Davis was present and explained his proposal to the Board. He said the streets would be private driveways.

Mr. Sheridan explained the background of the subdivision and noted previous problems encountered with the proposal. The City's Street Specifications were discussed. There are two street standards specified on the books in the City now. One is in the Subdivision Regulations and the other is in 19-B.

Mr. Sheridan suggested that Dover is faced with the situation that it has a rigid set of street specifications and he thought the Board should have some flexibility in this matter.

Mr. Davis said he would like to break ground on these 56 units on April 1.

Upon question by Mrs. Schofield if the water and sewer could be handled adequately, Mr. Bouchard answered yes.

Mr. Estes said the possibility of a turn-around was in order. He asked if the Board's thoughts would still be the same as far as the private drive was concerned if it knew that some day this would be turned into a townhouse development and sold separately.

Mr. Sheridan said he would speak with the City Attorney and get his opinion as to getting some sort of flexibility

in street design standards and get back in touch with Mr. Davis and set up a date for public hearing.

ITEM NO. 4: DISCUSSION RE: SECOND YEAR COMMUNITY DEVELOPMENT PROGRAM:

Mr. Sheridan briefed the Board on what has been passed by the City Council re: Second Year C.D. Program activities. On Urgent Needs funding he stated that part of the Second Year Application says that we have to demonstrate how the \$800,000 was to be applied and work it out with the Urban Renewal Director. The particular allocation of \$800,000 is based upon the concept of completing that portion north of the Cocheco River within the shortest possible construction time framework.

ITEM NO. 5: EXPANSION TO SOMERSWORTH INTERCHANGE:

Mr. Sheridan said the designs for that interchange are well along. The State will be in a position to go into construction in late Summer or early Fall which raises the issue of what the City would like to do to maximize any tax return to the abutting land. He continued that it is not too early to be thinking about or discussing what type of zoning change, if any, we would like to see there. A discussion followed.

ITEM NO. 6: GARRISON INDUSTRIAL PARK:

Mr. Sheridan read a communication from Mr. Paul McQuade, a property owner of property on Crosby Road, expressing concern over the condition of Crosby Road. Mr. Sheridan said that Mr. McQuade is having trouble leasing this property not only because of the road but also because of the drainage ditches.

Mr. Sheridan reminded the Board that Crosby Road has a performance bond from Tamposi which has never been enforced and agreed to look into this.

ITEM NO. 7: ADJOURNMENT:

Moved by Hale, seconded by Mrs. Schofield, to adjourn. Unanimously approved.

Respectfully,

Lois M. Schofield  
Clerk