

DOVER PLANNING BOARD

MINUTES OF MEETING

HELD: Tuesday, May 11, 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 Estes, Mrs. Lois M. Schofield, Mr. Ernest Carrier, Mr. Sherman Laughton, Mr. Jared Clark, Mr. Paul E. Hale, Mr. Pierre Bouchard.

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

ITEM NO. 2: CONTINUATION OF DISCUSSION ON SUBDIVISION OF FRED AZIZ, MAPLE STREET EXTENSION:

Mr. Sheridan explained what is contemplated through this subdivision application and reviewed the happenings of the previous hearing.

Moved by Clark, seconded by Hale, to approve the subdivision subject to the following:

- 1) That Lots 1 and 2 be combined into a single lot and any house constructed on the new combined lot be situated in the southeasterly corner of the lot and in no case closer than 55 feet to the centerline of the existing brook as it currently stands on the property;
- 2) That the required width of the paved surface of the street be reduced from 32 feet to 24 feet beginning at the point of its intersection with Ash Street terminating at the terminus as shown on the plan;
- 3) That all other City specifications and ordinances be adhered to;
- 4) That the curb cuts be adequately graded by the applicant;
- 5) That the hammerhead turn-around be paved the full width of the right-of-way and that any driveway in proximity to the turn-around not be closer than 15 feet to the start of the hammerhead;
- 6) That sidewalks not be required; and

- 7) That (a) if more than one building permit is sought a performance bond for construction of the street of not less than \$18,000 be filed with the City Clerk in a form satisfactory to the City Attorney; or (b) a performance bond of not less than \$5,000 be posted if only one building permit is sought. Additional building permits will require either completion of the street or posting of the full bond amount.

Moved by Clark, seconded by Hale, to amend the motion for Item 1 to read 50 feet instead of 55 feet or such distance as may be allowed by the Zoning Board of Adjustment. Unanimously approved.

ITEM NO. 3: CONTINUATION OF DISCUSSION ON SUBDIVISION OF LAND OF M.H. PARSONS & SONS LUMBER CO., SOUTHWEST CORNER OF THE A & P SHOPPING CENTER:

Mr. Sheridan explained the modifications which have been incorporated in the plan since the last meeting.

- 1) The building has been shifted to the right from the original proposal;
- 2) A grass strip of about 25 feet is to be included located to the right of the existing driveway going into the A & P. Bank property would have about 20 feet from the Casey's and have a 15 foot setback from Locust Street.

Mr. Estes had copies of the traffic flow taken on Thursday, April 22 and Friday, April 23.

Mr. Steve Morrison, spoke in favor.

Mr. Joseph Barry, spoke in favor.

Mr. Wood spoke in favor

Forest Dame spoke in favor.

Mrs. Casey, Monroe Street, spoke in opposition to the subdivision stating that she was concerned with the traffic both in and out of the A & P.

Raymond Proulx, 54 Cataract Avenue, spoke in opposition, stating that he felt a branch bank did not fall in the category of a B-1 district.

Mr. Sheridan said the City Attorney was requested to furnish an opinion and he reported that a banking business was a permitted use in a B-1 district.

Moved by Mrs. Schofield, seconded by Carrier, to accept as presented. Unanimously approved.

ITEM NO. 4: APPLICATION OF MR. PETER RUSSELL FOR THE REZONING OF HIS PROPERTY AT 931 CENTRAL AVENUE FROM R-1 AND B-1 TO B-3 (THOROUGHFARE BUSINESS):

A public hearing was set for Tuesday, June 8 at 7:00 p.m. for this application.

ITEM NO. 5: NEW BUSINESS:

The Board discussed the Dredge and Fill Permits necessary for the proposed mini-park to be located in Applevale.

The Board also discussed Subdivision Regulation modifications concerning street specifications.

ITEM NO. 6: ADJOURNMENT:

Moved by Bouchard, seconded by Carrier, to adjourn.
Unanimously approved.

Respectfully,

Lois M. Schofield
Clerk

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