

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, June 8, 1976
7:00 p.m.
Municipal Courtroom
Municipal Building
Dover, New Hampshire

ITEM NO. I: ROLL CALL:

On Roll Call, the following were present: Chairman Frank O. Estes, Mr. Pierre Bouchard, Mr. Paul E. Hale, Mr. Douglas C. Gray.

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

ITEM NO. 2: PUBLIC HEARING CONCERNING THE APPLICATION OF MR. PETER RUSSELL FOR THE REZONING OF LOT 37, ASSESSOR'S MAP 38, LOCATED AT 931 CENTRAL AVENUE FROM AN R-1 (Single Family) ZONE TO A B-3 (THOROUGHFARE BUSINESS) DISTRICT:

Mr. Sheridan explained the proposal to those present. Mr. Russell was present along with his attorney, Tony Corraine. Mr. Sheridan explained the procedures which are followed in rezoning cases such as this.

A lengthy discussion followed. Mr. Corraine presented the Board with reasons why this rezoning should take place.

Mr. Joseph Rouleau, 933 Central Avenue, stated that he neither knew nor gave permission for his name to be used in the letter of application from Mr. Russell. He expressed concern that the lot would be rezoned and then Mr. Russell would sell it for use as something like a "hot-dog stand or a gasoline service station". He stated, however, that he was in favor of Mr. Russell's proposal to use the property for a real estate office. He continued that he would like to see a guarantee that Mr. Russell had to come in as a real estate office and not something else.

Mrs. Olivette Turcotte, spoke in favor of the proposed rezoning.

Mr. Richard Sargent, 3 Pinecrest Lane, spoke in opposition to the proposal.

Mr. Russell stated that he wants to run a real estate office and doesn't want to sell this lot.

Mr. Rouleau stated that if the Board approved such rezoning, it should expect to have him come in for rezoning of his lot.

Moved by Gray, seconded by Bouchard, to bring the proposal back at the June 22 meeting. Unanimously adopted.

ITEM NO. 4: VOTE ON WALTER WAGNER SUBDIVISION ON DURHAM ROAD:

Moved by Gray, seconded by Bouchard, that the plan be accepted provided that the driveway isn't planted at the extreme southwesterly corner of the lot and also a waiver of the Driveway Ordinance. Unanimously approved.

ITEM NO. 5: MARCOTTE PROPERTY ON COLD SPRING ROAD:

Mr. Sheridan informed the Board that Mr. Marcotte had approached him regarding the proposed division of a lot and the building of one house. The potential is for four additional houses off Cold Spring Road. The road, however, is not up to City specifications.

Mr. Sheridan said that Mr. Marcotte wants to sell the existing house, create a lot for that house and build a new house on a separate lot. The Board expressed concern with the condition of the road and the sewer facilities in that area. The Board felt that should he come back in for a third lot Mr. Marcotte should build a new road.

ITEM NO. 6:

The Board then discussed the traffic situation in downtown Dover.

ITEM NO. 7: ADJOURNMENT:

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

Respectfully,

Lois M. Schofield
Clerk

LMS:c