

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, June 22, 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, Douglas C. Gray, Jared S.A. Clark, Ernest J. Carrier, Paul E. Hale, Wallace I. Akerman, Pierre Bouchard.

Also attending was Attorney Tom Dunnington, representing the Estate of Olive Hatch.

ITEM NO. 2: CONTINUATION OF HEARING ON APPLICATION OF PETER RUSSELL FOR THE REZONING OF LOT 37, ASSESSOR'S MAP 38, LOCATED AT 931 CENTRAL AVENUE, FROM AN R-1 ZONE TO A B-3 DISTRICT:

Moved by Gray, seconded by Hale, to put on the table that the application be accepted.

Mr. Clark noted that almost everything on the Circle is zoned commercial. He stated that traffic safety is a problem in the area and questioned the desirability of the Somersworth Traffic Circle for residential use.

Mr. Estes said this area involves a great deal of R-1 homes down Pinecrest Lane and he felt the Board owes it to these people to protect this street.

Mr. Gray said he felt it was not in the best interests of the City to make the entire parcel into a business zone, as it would cause more traffic hazards in gaining a lot of businesses and will allow more types of business by allowing the bank to go in. He felt that the intent of the zoning laws in the past was to create a business district in the middle and on the west and south sides and keep it residential on the east and north sides. He continued that the Board would be gaining nothing but problems in granting this particular petition. If these three parcels are rezoned in the front, then they will all go and there will then be all business in the area. He continued that this would definitely be spot zoning if this was spread out.

Mr. Hale thought that if this land were rezoned, traffic should not be allowed to enter onto the Circle.

The motion was then unanimously defeated. Voting against were: Estes, Gray, Clark, Carrier, Hale, Akerman, Bouchard.

ITEM NO. 3: PUBLIC HEARING ON THE APPLICATION OF LIMITED SUBDIVISION OF LAND OWNED BY THE ESTATE OF OLIVE HATCH, ASSESSOR'S MAP 10, LOT 35, ON WASHINGTON STREET:

Attorney Thomas Dunnington represented the Estate.

Mr. Dunnington said there are two houses on the property; one being a duplex and the other an apartment house. The owners wish to sell both pieces and divide the interests.

There is currently a purchaser for the residential house.

Behind one of the houses, there is a barn and the land slopes down to the river and is swampy.

Mr. Gray asked if any of this land behind the single house was useable. Mr. Dunnington answered that it's a very steep slope and the whole area is flooded in the Spring. He felt the only value would be that it has access to the river. Behind the apartment house there is insufficient land to build anything.

Mr. Bouchard noted that the Board must make certain that the water and sewer lines are separate.

Moved by Carrier, that the application be accepted as shown provided each building has separate water and sewer facilities.

Moved by Gray, seconded by Akerman, to amend to add "provided further that if it does not, that the subdivision be approved only if they do put in separate water and sewer facilities. Unanimously adopted.

Moved by Clark, seconded by Gray, to amend to add "that all parking be off street parking". Unanimously adopted.

Moved by Carrier, seconded by Clark, that the original motion with the two amendments be approved. Unanimously adopted.

ITEM NO. 4: REQUEST FOR REZONING OF LOT H-3 ON KNOX MARSH ROAD:

Mr. Clark then disengaged himself from the Planning Board and spoke as a representative of DIDA.

At this point in time, Mr. Gray abstained from participating in discussion and voting on this item due to a conflict of interest.

Mr. Clark said that on behalf of the City Council and DIDA, he would like to request that the Planning Board set a public hearing date for Spaulding Fibre Co., Inc. to change from an R-3 zone to an I-1 zone.

Moved by Estes, seconded by Hale, to waive the rules to bring this item onto the table. Unanimously adopted.

Mr. Clark said there are two procedures by which a zoning change can be provided; one is to apply to the Planning Board and the other is to apply to the City Council. The City Council meets on June 23 re: the zoning change and will be referring this to the Planning Board for its consideration and establishment of a public hearing date.

Mr. Clark said that Spaulding Fibre has been looking for an industrial location site within Rochester now for three or more months. They were originally looking for 30 acres. They found this site particularly appealing because of its relatively good soil on which to build and because it is adjacent to rail siding. The property is zoned R-2B at present (Medium Density Residence), is entirely wood covered and there is a stream running down the center of it. In a preliminary way, they would be employing 300 people -- all their current people. They will be expanding later and maybe picking up Dover employees. The facility would cost about 1½ million dollars, plus expansion.

The close proximity of part of the building and the parking lot to the stream was something the Board felt should be discussed. Mr. Clark continued that water and sewer is intended to be entirely domestic. Eventually, the City will have to make about \$18,000 worth of improvements to the sewer line. Mr. Clark said he asked Spaulding Fibre if it was going to emit any odor or gasses or audible noises from the property and they told him they were not. The Board felt they might want to go into some study as to how much noise should be allowed from the plant.

The traffic situation in the area was then discussed at length.

The Public Service Company already has been approached and they have no objection to going underneath the power lines.

The Board expressed an interest in receiving a plan showing the buffer zone, roadway, parking and building location, storm drainage and landscaping plans and any information con-

...ing the stream.

The Board agreed that it didn't want to rezone this land for speculation. It noted that Spaulding Fibre has a viable interest in the property but that no deal has been consummated between Robert Leonard and them. Mr. Clark said the Council will not vote on this until it knows this is going to go through as envisioned by the Planning Board.

Moved by Bouchard, seconded by Akerman, that a public hearing be held on Tuesday, July 13 at 7:00 p.m. in the Municipal Courtroom, Municipal Building. Unanimously adopted.

A discussion then followed re: DIDA applying for a subdivision on Knox Marsh Road. The question was raised as to the applicability of DIDA to go through this procedure. Mr. Clark agreed to get a legal opinion.

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

Respectfully submitted,

Lois M. Schofield
Clerk