

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, July 27, 1976
7:00 p.m.
Municipal Courtroom
Municipal Building
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call, the following were present: Acting Chairman Paul E. Hale, Mrs. Lois M. Schofield, Mr. Ernest J. Carrier, Mr. Jared S. A. Clark, Mr. Pierre Bouchard.

Also attending was Planning Director Christopher F. Sheridan, Assistant Planner J.T. Fey and those people mentioned in the following minutes.

ITEM NO. 2: PUBLIC HEARING ON SUBDIVISION OF LAND OWNED BY THE DOVER INDUSTRIAL DEVELOPMENT AUTHORITY, ASSESSOR'S MAP H, LOT 36, KNOX MARSH ROAD:

Mr. Sheridan explained the proposal to those present.

Mr. Boothroyd was present, representing Hoyle, Tanner & Associates and Mr. Guy, representing DIDA.

It was noted that this land is now owned by DIDA and was formerly owned by Wendell Berman. This is a proposed subdivision of approximately 25 acres, to be subdivided into four separate lots. This is located in proximity to land owned by McQuade Realty and served by Industrial Drive.

Mr. Clark presented an overview as to how the City developed the industrial park proposal. He then referred to Mr. Boothroyd to present the technical information regarding the design plan and any other particular questions which anyone might have. Four prospective industrial clients want to relocate for purposes of expansion: Eastern Air Devices for Lot 1, Estes Machine for Lot 2, GFS in Lot 3 and Jotko for Lot 4.

A sewer and water easement transverses the property which would service Lot 1 and Lot 4 directly without any further improvements necessary. There will be improvements necessary on Lots 2 and 3. The proposed industrial drive will terminate at the cul-de-sac. DIDA is considering retaining title to the continuation of the roadway for the possibility of providing additional access to the Spaulding Fibre industrial parcel on the other side.

Jotko does not see the easement as being a physical impairment to the value of the property, provided that when they wish to expand they would be permitted to put two buildings with single ownership on Lot 4. It was understood that the lot size would be in conformance with the Zoning Ordinance requirements.

The proposed slow down lane on Knox Marsh Road was then discussed. Mr. Boothroyd discussed roadway widths with the Board.

The Board recognized that there would be an absolute need for all the indicated easements because drainage is the biggest difficulty.

Public Service will grant an easement to take water down that way. DIDA will provide drainage easements with no problem and each of the developers has expressed a strong interest in trying to cooperate in any way necessary.

The roadway in its total length exceeds the normal requirements in terms of total length of a City road. DIDA will request a waiver from this requirement from the Planning Board and City Council.

Mrs. Schofield wanted to make certain Mr. McQuade knew what this procedure was for the easement. Mr. Clark replied that he had discussed this with Mr. McQuade and he has seen that what is proposed is for the benefit of the City and does not preclude the use of his property as he wishes. Mr. McQuade expressed satisfaction with the arrangement.

Mr. Gregorios Koutrelakos, spoke regarding the hazardous traffic situation in the area of Knox Marsh Road and Bellamy Lane.

Mr. Clark said that DIDA will negotiate re: shift staggering and the City is prepared to assign a traffic officer at peak times. The City Council has expressed a willingness to signalize the intersection and is now looking into the cost.

Mr. McQuade wanted to be certain that only an easement would be taken on his property, and no land. He said he would like to be recorded in favor of the plan.

Mr. McQuade then spoke in behalf of Joe Vitko who supports this and asks favorable consideration of allowing two buildings on Lot 4.

The public hearing was then declared closed.

Moved by Boucher, seconded by Bouchard, that this not be accepted until the easements are cleared up in terms of details and the waiver of the cul-de-sac is approved, that there is a slow down lane and a fully documented and approved plan accepted.

Moved by Mrs. Schofield, seconded by Boucher, that this motion be amended by removing the word "not" and adding that:

- (1) the Board recommend to the City Council that it waive the cul-de-sac dimensions, roadway widths, curbing, and length of road as specified in Ordinance 198;
- (2) receipt of finalized documentation of all easements, including McQuade, Leonard (or State Highway) and the Public Service Company;

- (3) understanding that DIDA would work with the prospective developers for staggering of employee arrivals and departures times;
- (4) obtaining a driveway permit from State Highway Department.

Moved by Boucher, seconded by Bouchard, to approve the amendment. Unanimously approved.

Moved by Boucher, seconded by Bouchard, to approve the original motion with the amendment. Mrs. Schofield, Mr. Role, Mr. Bouchard, Mr. Boucher and Mr. Clark voted in favor. Mr. Carrier voted in opposition.

ITEM NO. 3: CONTINUATION OF PUBLIC HEARING ON THE SUBDIVISION OF LOT 43G, ASSESSOR'S MAP 25, LAND OWNED BY PFP, AND APPLIED FOR BY MICHAEL J. SPINELLI, JR.:

Mr. Spinelli was present and explained his intentions.

Mr. Boucher maintained that he felt this was a poor use for the land. He felt this proposal was not good cluster development and thought the petition should be denied. A lengthy discussion followed regarding the land.

Moved by Carrier, seconded by Bouchard, to approve pending a more detailed drawing showing the drainage lines and also a more detailed drawing as to use of the land not being used by the building, approval by the Zoning Board of Adjustment and waiver of the Driveway Ordinance.

Mr. Boucher was opposed and others voted in favor.

ITEM NO. 4: CONTINUATION OF PUBLIC HEARING OF SUBDIVISION OF LAND OWNED BY HYDER BROTHERS, ASSESSOR'S MAP 38, LOT 9 ON MIRACLE MILE:

Mr. Sheridan reminded the Board that at the previous meeting, the Board wanted a declaration of restrictions submitted. This has been done and Mr. Sheridan read the declaration aloud. Attorney Gray has OK'd it.

Mr. Boucher told the Board that the Zoning Board of Adjustment had previously denied the use of the right-of-way to the left of the entrances as a public throughway. It's a right of way for abutters and residents.

Moved by Bouchard, seconded by Mrs. Schofield, that this subdivision be approved subject to proper execution of the Declaration of Restrictions and recording thereof. Unanimously approved.

ITEM NO. 5: SITE REVIEW FOR ESTES MACHINE, INC.:

Mr. Frank Estes as present and submitted his plans for Lot 2 in the new industrial park.

Moved by Carrier, seconded by Mrs. Schofield, to approve the plans pending approval of the subdivision. Unanimously approved.

ITEM NO. 6: ADJOURNMENT:

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

Respectfully submitted,

Lois M. Schofield
Clerk