

DOVER PLANNING BOARD

MINUTES OF MEETING

HELD: Tuesday, August 17, 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, Mrs. Lois M. Schofield, Mr. Ernest J. Carrier, Wallace I. Akerman, Douglas C. Gray.

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

ITEM NO. 2: CONTINUATION OF THE HEARING ON THE SUSAN SAWYER SUBDIVISION ON BEECH ROAD AND WOODLAND ROAD EXTENSIONS:

Mr. Sheridan explained the previous deliberation on this application.

A lengthy discussion ensued re: drainage and access ways.

Moved by Bouchard, seconded by Carrier, to accept subject to the following conditions:

- 1) That the City not extend municipal services beyond where they are at present;
- 2) That an area be provided for snow removal at the present entrances to the proposed lots;
- 3) That any future development beyond one single family house on each lot will require construction of a City street conforming to City standards;
- 4) That the most westerly boundary be extended from its present location to the City right-of-way so that the present private right-of-way represented by Beech and Woodland Roads would be transferred in fee to the option holders;
- 5) That these conditions be binding upon successors, heirs, and assigns of these option holders.

Unanimously approved.

ITEM NO. 3: SITE REVIEW OF LAND OF DR. VITO MOLORI ON UPPER CENTRAL AVENUE:

Mr. Sheridan said that at the last Board meeting two lots were created for future development of what is being reviewed now.

Mr. Malone, contractor, was present with the revised plans. He explained the proposals for parking and drainage.

He said the Public Service Co. easement which runs along the side is obsolete. As soon as the new wing on the hospital is completed they're going to move the sub-station.

Mr. Gray questioned the provisions for the stairway and the depth of the lot upon which the building is put. He also asked about the proposed entrance from Central Avenue and asked if there was going to be curbing.

Several questions were asked about the parking areas.

Moved by Carrier, seconded by Bouchard, that this be accepted as shown with the adjustments on the rear and side lot lines and proper screening to be provided in the parking area fronting on Central Avenue. Unanimously approved.

ITEM NO. 4: SITE REVIEW: MCDONALDS:

Mr. Mike Degisi from Ven Construction Co. represented McDonalds.

It was noted that they propose to eliminate parking spaces and add 24 or 25 feet to the building for additional dining. The proposal is to add a patio 22 x 50 ft. with a wrought iron railing. The grass area will stay as it is.

Moved by Gray, seconded by Akerman, to accept subject to the understanding that visibility of cars exiting onto Central Avenue do not have their visibility impaired to any degree greater than it is now. Unanimously approved.

ITEM NO. 5: PRESENTATION AND DISCUSSION OF REGIONAL TRANSPORTATION SYSTEMS ASSOCIATES, INC.:

Mr. Steve Newhouse of the Strafford Regional Planning Commission, together with a representative from the Regional Transportation Systems Associates, Inc. made a presentation to the Board regarding transportation availability to the area.

ITEM NO. 6: DISCUSSION RE: SIXTH STREET REZONED:

Ms. Sarah Meeked presented the Board with a staff report entitled "Sixth Street Rezoned" prepared for the Strafford Regional Planning Commission. The report proposed that the 500 acre site bounded by the Spaulding Turnpike, Sixth Street, Reynor's Brook and the new turnpike extension be divided into two zones, one R-1 and the other I-1 (light industrial).

Respectfully submitted,

Mrs. Lois M. Schofield
Clerk

LMS:c