

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, July 15, 1975
7:00 p.m.
Municipal Courtroom
Building Building
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call, the following were present: Wallace I. Akerman, Pierre Bouchard, Paul E. Hale, Mrs. Beverly Forest, Donald E. Chick.

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

ITEM NO. 2: APPROVAL OF MINUTES OF MEETINGS OF JUNE 6, JUNE 17 AND MAY 20:

Moved by Hale, seconded by Akerman, to approve these minutes subject to reversing the dates on June 6 and June 17 minutes. Unanimously approved.

ITEM NO. 3: RE-SUBDIVISION OF SPINELLI CORPORATION, LOT 43B, ASSESSOR'S MAP A:

Mr. Sheridan explained the proposal. Mr. Silver, an abutting property owner, spoke regarding drainage run-off on the land presently and questioned what would be done about it in the future.

The Board spoke of the traffic in the area and felt that Chief Reynolds should be consulted regarding signs "children crossing" to be put near the area and also felt the speed limited should be lowered on Portland Avenue.

Mr. Kerry Forbes, stated that he was in favor of the subdivision.

Moved by Hale, seconded by Mrs. Forest, to approve the re-subdivision as specified on the plan with the following stipulations:

- (1) That a special exception for the use of this land for multi-family housing be granted by the Zoning Board of Adjustment;
 - (2) That the elevation of the planted berms fronting on Portland Avenue be raised;
 - (3) That a planting plan for treating the southern edge of the property be prepared and submitted to the Planning Director for approval.
- Unanimously approved.

ITEM NO. 4: LIMITED SUBDIVISION OF HEIRS OF ROSE GROVER,
ASSESSOR'S MAP A, LOT 40A, SIXTH STREET:

Moved by Chick, seconded by Hale, to approve subject to approval by the N.H. Water Supply and Pollution Control Commission. Unanimously adopted.

ITEM NO. 5: NEW BUSINESS:

1. Discussion re: Parkwood Subdivision:

Moved by Chick, seconded by Akerman, that the Driveway Ordinance be waived and that the No. 1 alternative in a letter submitted by Mr. Parks be granted with the provisions that the driveways have sufficient room for the vehicle to be turned around on the property and have no driveway within 125 feet of the Goldstein Driveway or 100 feet from the intersection of the proposed street, Blueberry Lane. Unanimously adopted.

2. Proposed Sign for Dover Shopping Plaza:

Moved by Chick, seconded by Akerman, to move that in view of the fact that there's a question in the original approval whether or not any signs would be permitted other than the one attached to the building, that the Planning Board approve the proposed sign as requested. Unanimously adopted.

The request was for one large sign in the front of the Plaza stating "Dover Point Plaza" and containing a listing of the stores therein.

3. Proposed Revisions to Mobilehome Ordinance:

Mr. Sheridan told the Board that what is proposed here is a number of revisions to the Mobilehome Ordinance which brings it closer to the kind of mobilehome park as is currently being constructed in Jensen's Mobilehome Park. It specifies a lot of performance standards and is generally a fairly rigid ordinance. The concept here is that mobilehome development should be treated in many ways subject to the same standards as other residential development. There are a number of new requirements which the Board will study and discuss at the next meeting.

Mr. Franklin Torr, owner of Pollyann Mobilehome Park stated his opposition to the ordinance, saying he felt it was too restrictive.

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

Respectfully submitted.

Lois M. Schofield
Clerk