

DOVER PLANNING BOARD  
NOTICE OF MEETING

HELD: Tuesday, Oct. 21, 1975  
7:00 p.m.  
Council Chambers  
Municipal Building  
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following were present: Chairman Frank O. Estes, Mr. Paul E. Hale, Mr. Pierre Bouchard, Mrs. Lois M. Schofield, Mr. Donald E. Chick, Mrs. Beverly Forest. Also attending was Planning Director Christopher Sheridan, Assistant Planner Bill Schoonmaker and those people mentioned in the following minutes.

ITEM NO. 2: PUBLIC HEARINGS:

- a. Proposed Shopping Center by Hannaford Brothers, Assessor's Map 37, Lot 24 on Miracle Mile:

Mr. Herrick, Mr. Plotkin and Attorney Ray Ouellette were present representing Hannaford Brothers.

Slides were presented showing what their supermarkets and shopping centers look like in other communities.

Mr. Lionel Rogers, Storch Engineers, who did the traffic feasibility study for Hannaford Brothers, spoke at length about the proposal's traffic problems.

Mr. Charles Strogon asked how much land they were proposing to take on the Central Avenue side going up on the left.

Mr. Herrick answered that it hasn't been finally determined but it would be somewhere in the vicinity of eight to ten feet. Mr. Strogon felt it would harm his business.

Mr. Bill Littlefield asked where the entrance to the road is now in relation to existing property. He stated he was against the proposal because of the traffic situation.

Mr. Bernard Harris said he was strenuously opposed to the proposal and told the Board that the traffic situation would harm his business.

Mr. Arthur Grimes asked about the time the traffic engineers did their study and the duration. He was told it was in mid-August on Tuesdays and Fridays.

Mr. Littlefield said he felt it should be done during the holiday season and weekends. He continued that all three

of his sons have been involved in accidents in the area recently, one seriously.

The estimated cost of the traffic improvements is \$45,000, which the developers would pay.

Attorney Ray Ouellette, said that at an informal meeting two or three weeks ago they were asked to have their engineer contact Dan Levine of the State Highway Dept. He said that Mr. Rogers has talked a great deal with him and had hoped to get an answer before this meeting.

Attorney Donald R. Bryant representing Siegel's, said the research study had been, in his opinion, inadequate.

Mr. Plotkin said the shopping center itself will employ in the neighborhood of 200 people, and this will add a significant amount of tax dollars to the City. He stated he was willing to ask for a delay for a decision from the Planning Board.

Mr. Harris stated he was opposed, mainly due to the traffic problems in the area already.

It was argued that the developers would be receiving a "special privilege" and Mr. Herrick answered that this "special privilege" would cost them \$45,000.

In answer to questions, it was learned that these shopping centers average five or six small stores.

The public hearing was then declared closed.

b. Proposed Mobilehome Park by Franklin Torr,  
Assessor's Map K, Lot 21 on Dover Point Road:

Chairman Estes stated there would be two public hearings due to short notice of this meeting.

Mr. Torr was present, together with his engineer. Mr. Torr explained that this was 900 feet back from the road and 500 feet, more or less, from the first abutter. Mr. Torr said that most facilities will be underground, set up by a septic system approved by the State of New Hampshire.

Mrs. Lillian Gaffney, 54 Dover Point Road, gave to the Board a petition with the names of 63 residents of the area who were in opposition to the proposal.

Mr. Robert Gaffney spoke in opposition due to the traffic in the area.

Mr. Matt Williams, cited difficulties with the sanitary sewer and traffic. He was opposed.

Mr. Jerald Childs was in opposition.

Mr. Ernest Carrier, said he felt a trailer will never bring as much revenue as a single family house.

Mrs. Wilma Thorin spoke in opposition, citing traffic problems.

Mr. Arthur Grimes said he was waiting for a study that is being made regarding sewers in the area.

Mrs. Brenda Childs was opposed due to the traffic situation.

Mr. Richard Gerrish, didn't think there was a need for an additional park in Dover.

Mr. George Purpura, Ms. Marie Comisky, Ms. Marjorie Comisky, Mr. Max Sanders, Mr. Ruel Miller and Mr. William Purpura, Mr. John Elliott and Mrs. Matt Williams all spoke in opposition to the proposal.

The Public Hearing was then declared closed.

c. Limited Subdivision of Constance B. Newhouse, Assessor's Map 8, Lot 31 on Wentworth Terrace:

Moved by Bouchard, seconded by Estes, to approve the subdivision with the stipulation that any further subdivision of this land would require construction by the developer of a street with a 50' right-of-way built to City specifications.

d. Limited Subdivision of Dr. David Johnson, Assessor's Map j, Lot 9, off David Tuttle Road.

Moved by Chick, seconded by Bouchard that it be approved subject to revising plan to show the 50 ft. right-of-way. Unanimously adopted.

Moved by Bouchard, seconded by Mrs. Schofield, to adjourn. Unanimously adopted.

Respectfully submitted,

Lois M. Schofield  
Clerk