

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, Nov. 18, 1975
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, Donald E. Chick, Lawrence Keenan, Mrs. Beverly Forest, Paul E. Hale, Sherman Laughton, Mr. Pierre Bouchard, Ms. Joan Miller.

Also attending were Planning Director Chris Sheridan, Assistant Planner Bill Schoonmaker and those people mentioned in the following minutes.

Moved by Ms. Miller, seconded by Mrs. Schofield, that Item 3-b be taken up before Item 3-a. Unanimously adopted.

Mr. Sheridan explained the subdivision. Mr. Armand Dimambro represented the owner. He said this would require approval by the Water Supply and Pollution Control Commission.

Moved by Chick, seconded by Mrs. Schofield, to approve this subdivision subject to approval by the N.H. Water Supply and Pollution Control Commission and that any driveway access from the larger lot onto Sixth Street would have to be approved by future Planning Board action. Unanimously adopted.

ITEM NO. 3: PUBLIC HEARING ON SUBDIVISION OF FRANKLIN TORR, ASSESSOR'S MAP K, LOT 21, DOVER POINT ROAD:

Chairman Estes said the Board would first hear from those in favor, then those in opposition and then again in favor.

Mr. Torr gave an update of the proposal, pointing out that he has received letters from Chief Reynolds and the State Highway Department.

Herb Maloney spoke in favor, saying he didn't feel the traffic situation will get worse on Dover Point Road and as far as sewerage is concerned, he felt if the State Engineers approved the sewerage it's good enough.

Mr. Robert Gaffney asked why the Board isn't requiring Mr. Torr to follow the regulations of the new proposed Mobilehome Ordinance. He felt that even though this Ordinance is not passed by the Council yet, the Board has agreed that it is better than the present one and should be adhered to by Mr. Torr.

Mr. Ernest Carrier said he sympathized with the Board's effort; however, the Varney Brook is a main concern. This is a definite sewer and surface water problem. He continued that he would like to have the engineer's positive statement saying that the septic system would not drain into the brook.

Mr. Jerald Childs said he was opposed, mainly because of the entrance onto Dover Point Road and the traffic situation it would cause.

The time which was considered the peak time period when traffic studies were done was questioned.

Mr. Arthur Grimes said he was definitely concerned with the sewerage and why Mr. Torr needs to "hide" this park.

Mr. Ruel Miller said he didn't think the entrance to the park was big enough.

Mr. William Purpura stated that he is familiar with instances where approved septic tanks have gone wrong and he expressed concern with this doing the same.

Mr. Max Sanders spoke representing the Dover Point Community Association. He spoke against the proposal. When asked how many people were members of this association, he answered around 200. When asked how many people were at the meeting when they all decided to vote against the proposal, he said about 25 to 30 people.

Ms. Kathy Pappas spoke in opposition.

Mrs. Gaffney questioned the number of service people living in Mr. Torr's park and noted they don't pay taxes.

The public hearing was declared closed at 8:30 p.m.

Moved by Mrs. Schofield, seconded by Ms. Miller, that the proposal be denied and the Board wait until the Mobilehome Ordinance goes through. Mrs. Miller seconded this motion to put it on the floor. The motion was defeated 7 to 1, with Mrs. Schofield voting in favor.

Moved by Ms. Miller, seconded by Hale, to grant preliminary approval to the proposed Mobilehome Park subject to:

- 1) Granting of a Special Exception by the Zoning Board of Adjustment;
- 2) With the understanding that this preliminary approval is only for 50 lots. Development of the remaining 44 lots would have to be approved in the future by the Planning Board and the Zoning Board of Adjustment;
- 3) A condition that some open space areas other than under the power lines be provided in treed portions of the park;
- 4) The development of a screening plan which details what the tree cover is to be on the entire perimeter of the site;
- 5) A re-examination of location of leechfield beds "A & B" due to their proximity to existing water courses;
- 6) Development of plans and specifications, to be approved by the City Engineer and Planning Director, for handling of storm drainage, including provision for catch basins, outfalls, as well as possible retaining pond areas to prevent runoff from

directly discharging into Varney Brook and other nearby water bodies.

7) An understanding that development of any lots other than the 50 conditionally approved would be subject to the requirements of the Mobilehome Ordinance in effect at that time.

8) The condition that the 50 mobilehome lots conditionally approved be hooked onto municipal sewer as soon as it is available.

Messrs. Chick, Hale, Estes, Laughton, Mrs. Forest and Ms. Miller and Mr. Bouchard voted in favor of the motion. Mrs. Schofield against it. The motion was carried.

Respectfully submitted,

Lois M. Schofield
Clerk

LMS:c