

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Tuesday, Jan. 5, 1971  
Council Chambers  
Municipal Building  
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following were present:  
Acting Chairman R. Normand Alie, Secretary Raymond A. Bourque,  
Messrs. Chick, Dimambro, Estes, Tuttle and Sowerby.

Also attending were: Economic Director Michael Krajnak, Mrs. Irene York, Mr. Stanley Yurgal, Mr. William Rizzo of Metcalf & Eddy, Mr. Jensen of Jensen's Inc, his attorney Mr. Ouellette and his engineer Mr. Miller, Mr. Franklin Torr, Mr. Jon Breen of Foster's Daily Democrat and four members of the public.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETING HELD ON  
DECEMBER 3, 1970:

Moved by Tuttle, seconded by Dimambro, to accept as written. Unanimously adopted.

ITEM NO. 3: APPROVAL OF MINUTES OF MEETING HELD ON  
DECEMBER 9, 1970:

Moved by Tuttle, seconded by Dimambro, to approve as written provided that the adjournment time be changed to 8:45 a.m. instead of 8:45 p.m. Unanimously adopted.

ITEM NO. 4: MEETING WITH METCALF & EDDY, INC. - Mr.  
William Rizzo, Transportation Planner:

Mr. William Rizzo then presented Metcalf & Eddy's Circulation Plan. He passed copies out to the Board Members. He displayed a street map of the City pointing out bad areas in the City with high accident rates, bad curbs, humps in the ground, etc. He stated that in the next 20 years the Turnpike will be used increasingly as a by-pass. He stated that this doesn't mean that traffic on Central Avenue will be less, because traffic will grow everywhere in the City.

Mr. Rizzo pointed out that the major traffic volume comes from Rollinsford, Durham and Somersworth. He stated that Dover needs some means to keep traffic from going through downtown.

Mr. Rizzo then displayed the future land use map.

Jan. 5, 1971

Mr. Rizzo stated that by concentrating residential areas, Dover can develop areas for open space.

Mr. Rizzo then pointed out the recommended changes in traffic routes.

Mr. Rizzo stated that Dover should open up all the land determined best for industrial use. He pointed out that this will, however, aggravate the traffic situation.

With respect to "Miracle Mile", Mr. Rizzo stated that most accidents take place at Siegels. He stated that he felt that many problems are caused by some obstructions placed in the right-of-way. He stated that his recommendation would propose to move the access to Siegel's. He continued that there should be some wording in the Zoning Ordinance placing any obstructions a great distance from the rights of way. He noted that nothing can be done about the ones now existing.

Mr. Rizzo stated that at 6th Street and Whittier on the northwest corner there is a steep sloping front yard blocking the view of anyone approaching the intersection at Whittier. He continued there is also a curve there. He recommended that the City try to level the slope of the road there.

Mr. Rizzo stated there is an old dead tree on the corner of Central Avenue and Ham Street which makes it impossible to see oncoming cars when one is approaching Central Avenue from Ham Street. He stated that removal of the tree and the prohibiting of parking at the intersection would cut down on accidents.

With respect to Portland Avenue - Portland Street, Mr. Rizzo recommended minor signing, pavement narrowing and restriction of parking.

Regarding Upper Square, it was recommended that angle parking be replaced with parallel parking at the curb and the entire removal of all parking at the central island and the four angle spaces at the Main Street-Central Avenue curb. New traffic signals are proposed at the existing locations, along with channelization of all turning movements.

Mr. Rizzo then cited poor sight distance and the hazardous nature of the Silver Street-Locust Street intersection. He recommended removal of a few shrubs and mounds of earth at the corners of the intersection.

He then cited needed improvements at the Central Avenue-Stark Avenue intersection, Central Avenue and Hale Street, etc.

Mr. Rizzo then cited the problem of signing at the Dover Point Interchange. He stated that there are four exits into Dover from the Spaulding Turnpike. He continued that a driver heading north approaching the first exit at Dover Point Road sees a sign indicating that Dover is the next exist. After this first sign, however, there are three other exits indicated. When the driver takes this first exit he must go through downtown Dover to get to the north of downtown. Mr. Rizzo stated that through proper signing, the traffic should be encouraged to use the other three interchanges, particularly the Somersworth Interchange, therefore relieving downtown of some of its through traffic. Mr. Rizzo proposed that signs be placed before the Dover Point interchange indicating that Dover can be reached by all four exits, and the wording should be such as to particularly encourage those destined to Somersworth and northern sections of Dover to use the last interchange.

Mr. Rizzo then proposed the elimination of the traffic circle, stating that traffic circles are bad. He continued that they are dangerous and that they take up a lot of land.

Mr. Rizzo then discussed numerous improvements on streets listed in the circulation report.

He recommended the change of the traffic flow in the Central Business district and the building of the Chestnut Street Bridge, leaving Main Street as is.

ITEM NO. 5: MEETING WITH JENSEN, INC. (Attorney Ouellette, Engineer Mr. Miller and Mr. Kris. Jensen):

Mr. Ouellette stated that he was Jensen's, Inc. Attorney and stated that he had, on behalf of Jensen's, Inc. filed a petition with the City Council for approval of a private sewerage disposal system in connection with their proposed mobilehome park on Dover Point. He continued that the City Council referred the petition to the Planning Board. He stated that shortly thereafter it came to Jensen's attention that their engineer was having difficulty in getting qualified and because it looked at if it was going to be a long procedure, Jensen windrew their petition. He stated that the engineers are now qualified and certified to work for them. Mr. Ouellette stated that this will be going back to the City Council but he wanted to bring it back to the Planning Board and inform the Board of its status.

Mr. Miller, engineer for Jensen's Inc. then spoke to the Board about the technical engineering aspects of the proposal. Upon question by Mr. Tuttle, Mr. Miller stated that there is no phase of the proposal which would not be accepted by the Water Supply and Pollution Control Commission.

Mr. Dimambro asked about the stages of treatment and how the excess water would be taken care of. Mr. Miller answered that it would go into a stream. He continued that tests had been run off on similar land and it had been all right.

Upon question by Mr. Tuttle, Mr. Miller stated that if at some time in the future the City ran an interceptor line down the brook, they could connect their system to it.

Mr. Chick asked if this proposal could meet the State standards. Mr. Miller answer that it would and that the operator would pay the total cost of installation, maintenance, etc. It was noted that this wouldn't cost the City anything.

Attorney Ouellette stated that the engineering firm has satisfied the Water Pollution Board and that Mr. Jensen comes up periodically and is readily available at very short notice. He continued that if Mr. Jensen revives the petition, he will gladly come back before the Board to go into more detail. He stated that in order to operate this, it would require a special exception before the Zoning Board of Adjustment for Water Pollution Board approval. It was noted that they would have to come back to the Board later.

ITEM NO. 6: MEETING WITH MR. STANLEY YURGAL AND MRS. IRENE YORK REGARDING LAND FOR APARTMENT BUILDINGS ON DURHAM ROAD:

Mr. Yurgal stated that when he came in about a month and a half ago, he wasn't interested in rezoning, but that now he was.

Mr. Dimambro stated that Mr. Yurgal could go for rezoning but he felt the Zoning Board of Adjustment would present a better chance.

The letter from the City Attorney stating that such rezoning was, in his opinion, spot zoning contrary to the existing land use, was read.

Mr. Yurgal then stated that he felt maybe he should go before the Zoning Board of Adjustment first and then, if denied, come back to the Planning Board.

ITEM NO. 7: MEETING WITH MR. FISCHER REGARDING RUTLAND MANOR:

Mr. Fischer displayed preliminary plans to the Board stating that he would like to begin work. Mr. Sowerby stated that he felt this was a full-fledged subdivision requiring conformance with all Subdivision Regulations. The Board agreed that this was true and requested that Mr. Fischer submit plans for a subdivision.

ITEM NO. 8: WORKABLE PROGRAM RECERTIFICATION:

The Board then received the letter from HUD stating that the Workable Program has been recertified.

Moved by Dimambro, seconded by Chick to accept the communication and place on file. Unanimously adopted.

ITEM NO. 9: NEW BUSINESS:

- a. Communication from the Department of Commerce re: additional \$125 owed to them for the upcoming Block Statistics Program:

The Board accepted the letter stating that \$125 was requested because Dover's population had grown since the original application had been made and therefore Dover was in a different population range.

Moved by Bourque, seconded by Dimambro, to pay the bill of \$125. Unanimously adopted.

- b. Receipt of Resignation of Albert O. Bernard:

The Board then received a letter of resignation from Albert O. Bernard, Chairman of the Board

Moved by Tuttle, seconded by Bourque, to accept Mr. Bernard's resignation with regrets. Unanimously adopted.

- c. Communication from Attorney Russell Shillaber, Representative of Donald Campbell, owner of land located at 71 and 73 Henry Law Avenue:

Mr. Shillaber's communication stated that he would like to obtain the determination of the Planning Board of whether the sale of certain real estate under the circumstances described in his letter constitutes a subdivision or limited subdivision governed by the Regulations of the Planning Board. He included two plot plans with the communication.

The Planning Board agreed to obtain the opinion of City Attorney McManus.

- d. Mobilehome Park Regulations:

The Board then discussed Dover's regulations. Mr. Franklin Torr discussed the matter with the Board. It was decided that a study is necessary in order to update Dover's Regulations. The Board agreed to request the Planning Board Office to contact various other communities and request copies of their Mobilehome Ordinance so that they may be studied in the updating of Dover's.

The Board also requested that Metcalf & Eddy be contacted and asked to go over our Regulations as well as the consultant who is doing our interim housing study and Mr. Blake of the State Planning Office.

The Board requested also that Metcalf & Eddy be supplied with a map showing the two proposed mobilehome park locations in Dover in order that they may give their opinion as to the appropriateness of the locations.

e. Communication from City Attorney McManus regarding tree on Presward, Inc.:

Moved by Chick, seconded by Dimambro, that the letter be accepted and that a copy be sent to Attorney Barrett. Unanimously adopted.

Moved by Chick, seconded by Dimambro, to amend the motion to include the fact that the tree is located on City property. Unanimously adopted.

f. Status of search for Planning Director:

Moved by Chick, seconded by Dimambro, that the same recruitment committee continue to pursue applicants for the Planning Director. Unanimously adopted.

g. Communication from Public Works Department regarding improvements in Westgate Subdivision:

Mr. Sowerby stated that this was simply a follow-up letter to point out the progress in the Subdivision, stating items which have been completed.

h. Relocation of Great Bay Disposal Company:

Mr. Michael Krajnak, Economic Director, stated that the purpose of initially placing this item on the Agenda was because the Company couldn't find any particular land suitable for relocation. He stated that as a result a number of contacts were made and hopefully the problem will be solved within a very short time.

Mr. Chick stated that if the problem isn't solved, the Planning Board would be most concerned and would welcome the re-appearance of Mr. Krajnak before the Board.

ITEM NO. 10: ADJOURNMENT:

The Meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Raymond A. Bourque  
Clerk