

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, Feb. 2, 1971
7:30 p.m.
Municipal Courtroom
Municipal Building
Dover, New Hampshire

ATTENDING: On Roll Call the following were present:
Vice-Chairman R. Normand Alie, Secretary Raymond A.
Bourque, Frank O. Estes, Donald E. Chick,
John H. Sowerby.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETING OF JAN. 5, 1971:

Moved by Estes, seconded by Bourque, to accept the minutes as written. Unanimously adopted.

ITEM NO. 3: RECEIPT OF PLANS FROM MR. FRANKLIN TORR RE:
PROPOSED MOBILEHOME PARK:

Mr. Torr displayed his plans, stating that the proposed park would be located on the Dover Point Road. He continued that 144 units were proposed, and that a 30 foot road is required with off-street parking. He stated there would be two main streets and three side streets going around it, and that it would be a private road maintained by himself. On the drainage question, Mr. Torr pointed out two catch basins drained with cement pipe. He continued there would be City water with a 6 inch PVC pipe. He stated there were 7 proposed hydrants. Mr. Torr continued that maybe some arrangement to pay for these could be made because normally the City pays for fire protection. He stated that the water backs up a little as the area is located in an isolated place, but that this could be cut up at various places. The three side streets will be using a 4 inch PVC.

Mr. Estes asked Mr. Torr if he intended the streets to be for the City. Mr. Torr replied that he did not.

Mr. Torr stated that all main power will be under ground, and that the only thing above ground will be transformers and street lights. He stated that the telephone service will come in from the main road.

Mr. Torr stated that he will apply with all local ordinances if he gets approval from the Zoning Board of Adjustment.

Mr. Torr stated that he has primarily retained the natural lay of the land and he is planning to use culverts ample enough to take care of the flow.

Mr. Estes asked if there would be sidewalks in the development. Mr. Torr answered that there would not, stating that sometimes it's difficult to maintain sidewalks. He continued that he hoped to have retirement couples in the park.

Mr. Estes questioned the recreation areas, stating that they might generate a lot of traffic. Mr. Torr stated that he doubted they would be in use much with the older people.

Mr. Torr stated that he would come back later with plans again.

ITEM NO. 4: RECEIPT OF SUBDIVISION OF LOT 14 14 (CATARACT AVENUE AND RUTLAND STREET) BY WALTER W. FISCHER:

Moved by Chick, seconded by Bourque, that a hearing be ordered for Thursday, Feb. 11, 1971, at 7:30 p.m. in the Municipal Courtroom, Municipal Building, and that all abutting property owners be so notified by certified mail, return receipt requested. Unanimously adopted.

Mr. Sowerby brought to the attention of the developer a list of deviations in the plan, which were being taken care of.

Mr. Lawrence Clement, resident of Rutland Street, stated that the Rutland Street Group was opposed to the whole plan and asked if their attorney could have access to everything pertaining to it. It was noted that everything is open to the public.

ITEM NO. 5: COMMUNICATION FROM MR. WILLIAM MALCOLM OF ENVIRONMENTAL SERVICES GROUP, INC. REGARDING INITIAL HOUSING ELEMENT:

This letter stated that Mr. Malcolm was nearing completion of this program and would like to meet with the Board sometime in February.

It was noted by the Board that the Planning Board Office had received a telephone call from Mr. Michael Blake of the State Planning Office stating that Mr. Malcolm had not contacted pertinent officials in Dover in making his study. Mr. Blake agreed to contact Mr. Malcolm before he came to the Board.

ITEM NO. 6: RECEIPT OF MOBILEHOME PARK STUDY BY MR. SOWERBY:

The Board accepted the report and placed on file. The report made comparisons between Dover's Regulations and several other cities of comparable or larger size.

The Meeting adjourned at 8:50 p.m.