

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, March 9, 1971
7:00 p.m.
Municipal Courtroom
Municipal Building
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following were present:
Chairman R. Normand Alie, Vice-Chairman Raymond A. Bourque,
Clerk Frank O. Estes, Messrs. John H. Sowerby, Hugh C.
Tuttle and Mrs. Lois Schofield.

Also attending were Attorney Robert Fisher,
Mr. Walter W. Fischer, Attorney Donald Bryant, Mr.
Lawrence Clements, Mr. William Troy, Field Superintendent
of Architectural firm.

ITEM NO. 2: REPORT FROM PUBLIC WORKS DIRECTOR HARRY N.
GRIFFIN REGARDING SUBDIVISION ON ASSESSOR'S
LOT 14-14 (Cataract Avenue and Rutland Street)
owned by Walter W. Fischer:

A letter was read by Chairman Alie from Harry N.
Griffin. Said letter contained recommendations of the
Public Works Department relating to the subdivision.

Attorney Bryant submitted a letter from Mr.
Fischer agreeing to the recommendations made by Mr. Griffin.

Mr. Troy explained changes made on the plan,
so as to meet all requirements. He also stated that the
curb will be made of hottop rather than granite and that
trees will be planted along the property of Mr. Clements
and Rutland Manor.

At this time, Attorney Bryant requested that
the Board approve the plans submitted.

Mr. Clements then asked about the radius of
the street and the setback of the parking lot from his
property and why hottop curb vs. granite.

Mr. Sowerby answered these questions by saying
that the developer was within all regulations.

Attorney Fisher then asked in which way does
the brook flow, questioning the grading of the brook.

It was brought out by Mr. Walter Fischer that
no improvements would be made on the left hand side of
the brook.

A report from Mr. Sowerby was given on the site inspection of the area.

Attorney Fisher suggested that the Board give serious consideration to four points before approving Fischer's plans:

1. Sewers (No solution shown on plan)
2. Swamp " " " "
3. Parking lot - afraid of excessive noise.
4. Number of units was too much of a hardship on area residents.

Mr. Clements recommended that the developer fence in the swamp area, to protect children in the development.

Mr. Tuttle asked if Mr. Walter Fischer was aware of the water development and site regulations. Mr. Fischer replied that he was and all trees and brush would be removed and graded so that water runoff will be satisfactory.

Moved by Tuttle, seconded by Bourque, that preliminary approval of the subdivision plan of Walter W. Fischer on Assessor's Lot 14-14 (Cataract Avenue and Rutland Street) be granted, subject to the provision of the Memo of Public Works Director Griffin. It was further moved that the requirement of concrete curbing be waived, and that the Public Works Director be asked to determine the amount of the bond required by the City of Dover to construct all parts of the subdivision of land that would become City property.

Attorney Bryant then questioned preliminary approval and asked that final approval be granted.

Mr. Sowerby stated that all plans must be revised before final approval could be granted.

At the request of Attorney Bryant, a roll call vote was taken with all those present being in favor.

The motion was unanimously adopted.

ITEM NO. 5: NEW BUSINESS:

It was suggested that Board Meetings be held on Thursday nights rather than on Tuesdays.

Mr. Tuttle suggested that this be held over until the Board had a chance to talk with Mr. Chick and Mr. Dimambro.

Mr. Akerman said that any night except Tuesday was all right with him.

Mr. Ben Page asked if 100' frontage for residential lots could be reduced.

Mr. Alie stated that at the present time the State is conducting a survey on this matter and as it stands now, the 100' requirement could not be changed.

Moved by Tuttle, seconded by Sowerby, to adjourn. Unanimously adopted.

Respectfully submitted,

Frank O. Estes
Clerk

FOE:c