

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Monday, July 12, 1971  
7:00 p.m.  
Municipal Courtroom  
Municipal Building  
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following members were present: Chairman R. Normand Alie, Vice-Chairman Raymond A. Bourque, Secretary Frank O. Estes, Mr. John H. Sowerby and Mr. Donald E. Chick. Also attending were the Press from Foster's and the people mentioned in the following minutes.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETINGS OF JUNE 7,  
JUNE 14, JUNE 28 AND JULY 2:

Moved by Chick, seconded by Estes, to approve the minutes as written. Unanimously adopted.

ITEM NO. 3: PUBLIC HEARING ON LIMITED SUBDIVISION OF MR.  
JACK R. STORMS, ASSESSOR'S LOT I-94 (Drew Road):

Mr. & Mrs. Storms were present. Mr. Storms explained that he wants to sell 10 acres of land including a single dwelling, barn, carriage shed as Plot I-94 on the Assessor's Map. He stated that in the future, it is planned to erect a single dwelling on the remaining sixty acres fronting on Piscataqua Road. Mr. Chick asked if the subdivision had access on a highway. Mr. Storms answered that it did.

Mr. Roland Bosse questioned the location of the property as did Mrs. Sabol.

Mr. William Ogden, 751 Central Avenue, stated that he owned property in the area and he didn't understand why Mr. Storms was asking for subdivision and then leaving sixty acres free for some later development. He continued that if he had some assurance that the balance of the land was going to be used for single family residential use, then he would have no objection. He said that if the Planning granted the subdivision, he would like to see some stipulation as to what happens to the balance of the acres.

Mr. Estes read from the Zoning Ordinance the things which could be built in Agricultural Zones.

Mrs. Sabol said she didn't want housing projects.

ITEM NO. 4: PUBLIC HEARING ON LIMITED SUBDIVISION OF MR.  
FRED MUDGETT, ASSESSOR'S LOT F-12 (French Cross  
Road - Tolend Road):

Mr. Mudgett told the Board that he was making one house lot which was a little more than three-fourths of an acre.

Mr. Chick asked Mr. Mudgett what he would say the percolation rate was. Mr. Mudgett answered that he had had it tested a few years ago and it was ten feet of sand and then silt and then sand again. Mr. Chick said that maybe the Building Inspector would require some certification on the soil. He stated that every septic tank must be approved by the State first.

ITEM NO. 5: PUBLIC HEARING ON LIMITED SUBDIVISION OF JOHN AND DONALD AINSWORTH, ASSESSOR'S LOT E-44 (TOLEND ROAD):

The plan showed that the lot was proposed to be split into three separate parcels because the two Ainsworth brothers each wanted to build a house. The limited subdivision conformed to the Subdivision Regulations.

ITEM NO. 6: PUBLIC HEARING ON LIMITED SUBDIVISION OF MICHAEL J. COLELL, ASSESSOR'S LOTS 12-39 AND 12-40 (Silver Street and Locust Street):

Chairman Alie read a communication from City Attorney McManus (Item 8) stating that in his opinion the contemplated change does not fall within the above definition.

Mrs. Eloise Marley asked which house was being sold, etc.

Mr. Carberry and Mr. Colell explained the intended lot line change.

Mr. Kenna, the prospective buyer, was also present.

ITEM NO. 7: RECEIPT OF COMMUNICATION FROM CITY ATTORNEY MCMANUS REGARDING THE COLELL SUBDIVISION:

(See Item 6.)

ITEM NO. 8: RECEIPT OF COMMUNICATION FROM CITY ATTORNEY MCMANUS REGARDING THE PLANNING SITUATION IN DOVER AT PRESENT:

The Board accepted and placed on file the communication from Mr. McManus regarding consideration of a few random observations he had made regarding the planning situation in Dover.

ITEM NO. 9: RECEIPT OF COMMUNICATION FROM CITY ATTORNEY MCMANUS RELATIVE TO THE APPLICATION FOR REZONING A PARCEL OF LAND AT THE INTERSECTION OF ROUTES 16 and 16B IN DOVER:

Moved by Estes, seconded by Alie, to accept and place on file. Unanimously adopted.

ITEM NO. 10: RECEIPT OF SUBDIVISION PLAN OF HUGH C. TUTTLE,  
(Tuttle Lane):

The Board received the subdivision plan and decided to vote later.

ITEM NO. 11: RECEIPT OF SUBDIVISION PLAN OF STANWOOD PUFFER  
(Subdivision adjacent to Sixth Street):

Mr. Simes, of McKenna Associates, Engineers, was present to explain the subdivision. He said this was a preliminary application for the Board's consideration. He continued there were many changes which would be made. He stated that he hoped a public hearing could be held in one month from now. Mr. Simes explained that Mr. Puffer previously came in and received a building permit for lot one on which he constructed a foundation and he now has decided to subdivide the back land. Mr. Puffer is now in the process of eliminating Lot 1 and having five lots in the subdivision. He stated that the driveway into Beckwith Park is part of the right-of-way which Mr. Puffer owns and has been in existence since 1948.

Mr. Simes pointed out on displayed plans the location of the old railroad bed. Mr. Simes continued that zoning calls for no greater than 3 per cent slope and if he did that it would make it impossible to use the 50 foot right-of-way.

Mr. Sowerby noted that the cul-de-sac was too small.

Mr. Simes stated that he was going to approach the Public Works Department to suggest the possibility of a dry well system at this time with the possibility that if these lots were extended that catch basins will be put in. No definite drainage ways were established at the present time.

Mr. Simes stated that he would meet all zoning and subdivision regulations of the City.

Mr. Chick stated that the Board should have a public hearing and a site inspection with the Police Chief, Engineer, Mr. Puffer, Public Works Department and Water Dept.

Mr. Simes asked if he could present the same plans at the public hearing and then present the final plan whenever the final decision is made by the Board. Mr. Simes stated that this would cause no hardship on the Little League land.

Moved by Chick, seconded by Bourque, to view the site at 8:00 a.m. on Thursday, July 15, 1971 with the Chief of Police, City Engineer, Mr. Bouchard, Superintendent of Highways Planning Board Members and Mr. Griffin, Public Works Director. Unanimously adopted.

Moved by Chick, seconded by Estes, to hold this first in the series of public hearings to be held on Aug. 2 at 7:00 p.m. in the Municipal Courtroom, Municipal Building, Dover, New Hampshire and that all adjacent and abutting property owners be notified and a notice be put in the newspaper. Unanimously adopted.

ITEM NO. 12: RECEIPT OF LIMITED SUBDIVISION PLAN OF ROBERT M. DUVALL, ASSESSOR'S LOT I-82 (OFF GARRISON ROAD):

Mr. Duvall stated that he was merely transferring part of his back yard to his neighbor.

Moved by Bourque, seconded by Estes, to hold a public hearing on this land at 7:00 p.m. on Monday, Aug. 2, 1971 in the Municipal Courtroom, Municipal Building and that all adjacent and abutting property owners be notified of the change and that it be advertised in the newspaper. Unanimously adopted.

VOTES ON ITEMS 3, 4, 5 and 6:

ITEM 3: LIMITED SUBDIVISION OF MR. JACK STORMS:

Moved by Bourque, seconded by Sowerby, to approve as submitted. Unanimously.

ITEM 4: LIMITED SUBDIVISION OF MR. FRED MUDGETT:

Moved by Bourque, seconded by Estes to approve as submitted. Unanimously adopted.

ITEM 5: LIMITED SUBDIVISION OF JOHN AND DONALD AINSWORTH:

Moved by Estes, seconded by Bourque, to approve as submitted. Unanimously adopted.

ITEM NO. 6: LIMITED SUBDIVISION OF MICHAEL J. COLELL:

Moved by Bourque, seconded by Estes, to approve the plan subject to the change in the 12 foot depth factor lot line and that a copy of the City Attorney's letter regarding the subdivision be filed at the Registry of Deeds with the plan. Unanimously adopted.

ITEM NO. 14: NEW BUSINESS:

Mr. and Mrs. McKone were present concerning a proposed 17 apartment unit to be built on the corner of Belknap and Summer Street. They questioned the Board as to what could be done to stop the construction of the building. The Board noted that in R-3 zones there is no square footage of land per dwelling unit-per apartment as in R-2B zones. It was noted that the builders cannot build on more than 50 per cent of the

lot. Other requirements were read by the Board.

Moved by Chick, seconded by Bourque, that the Planning Board request the City Attorney to draw up for submission to the Board by its Aug. 2 Meeting a proposed amendment to the Zoning Ordinance that on residential zones all structures have a 2,000 sq. ft. minimum area per dwelling unit or apartment. The Board also voted that the same area be required in B-2 and B-3. Unanimously adopted.

Mr. Chick asked that the City Attorney also be asked if all people located in such zones must be notified of the proposal.

The Board also agreed to write to Mr. McManus and invite him to come and speak with the Board concerning his communication (Item 7).

ITEM NO. 13: OLD BUSINESS:

a. Communication from the State of New Hampshire -  
Water Supply and Pollution Control Commission:

The Planning Board received the communication stating that the Commission has reviewed the plans on the Sweeney Tract for the sewers in the plan. They returned the set of plans and specifications with 9 comments.

The Board asked that a copy of their letter be sent to G. L. Davis and Associates with a request to update the plans and return at the next planning board meeting.

The Planning Board then followed through the minutes of the site inspection tour held on July 7 and reviewed every item.

It was agreed that the Planning Board Office would write a letter to the Dover Water Board requesting a recommendation as to whether the Dover Water Board would be willing to pay the difference between a 6" and an 8" water main in the Sweeney Subdivision.

ITEM NO. 14: ADJOURNMENT:

Moved by Bourque, seconded by Estes, to adjourn. Unanimously adopted.

Respectfully submitted,

Frank O. Estes  
Clerk