

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Monday, September 13, 1971
7:00 p.m.
Municipal Courtroom
Municipal Building
Dover, New Hampshire

ITEM NO. I: ROLL CALL:

On Roll Call the following were present:
Chairman R. Normand Alie, Vice-Chairman Raymond A Bourque,
Secretary Frank O. Estes, Mr. Donald E. Chick, Mr. Armand J.
Dimambro, Mrs. Lois Schofield, Mr. Hugh C. Tuttle.

Also attending was Grant L. Davis.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETING OF AUG. 2, 1971:

Moved by Chick, seconded by Tuttle to approve as
written. Unanimously adopted.

ITEM NO. 3: APPROVAL OF MINUTES OF MEETING OF AUG. 16-18:

Moved by Chick, seconded by Mrs. Schofield,
to approve with the addition of the rejection of the Sweeney
Tract. Unanimously adopted.

ITEM NO. 4: PUBLIC HEARING ON SUBDIVISION OF LAND ON ROUTE 16-
"WINCHESTER ARMS", OWNED BY PAUL GARABEDIAN AND
JOHN KAZANJIAN (Assessor's Map 40-18):

Mr. Grant L. Davis, Engineer for the petitioners,
stated that the proposal is for six 24 unit apartment houses.
He said there would be no extension of water, sewer, public
streets or other facilities, and that all work will be done
on the land of the development except street crossings
crossing the Rochester Road. Granite State Park, which
is in Dover, contains approximately 7½ acres and apartment
houses are allowed in that area according to the Zoning Map.

Mr. Chick questioned why there would be no
sewer extensions. Mr. Davis answered that the sewer goes
to the junction of the Old Rochester Road and the New
Rochester Road.

Mr. Tuttle said that he saw no provision for any
type of drainage on these parking lots. Mr. Davis replied
that this was all gravel soil and drainage is essentially
vertical now and it is hoped it will remain the same. Mr.
Davis continued that the most he could see that would be
required is dry wells and all this would be on the developer's
property.

Mr. Terrence Dunn, 54 Old Rochester Road, then
spoke concerning the subdivision.

Mr. Dunn questioned the legality of apartments in that particular area as it is now zoned. Mr. Chick replied that mutli-family residences are allowed in B-3 zones. Mr. Chick read from the zoning ordinance what is and is not allowed in a B-3 zone. Mr. Dunn was informed that this hearing was required because the developer wishes to subdivide the land and State law requires hearings on such action. Mr. Dimambro said that these six lots are all over the amount of land required to constitute a lot.

Mr. Arnold Peters, Old Rochester Road, asked who will supply the water. He was told this would be City water. Mr. Peters informed the Board of the existing water problem in the area. Mr. Chick stated that obviously this won't improve the water problem and that all extensions have to be done by the subdivider. He continued that the area will still have low water pressure.

In answer to the location of the exits, Mr. Grant Davis pointed out where the three exits would be.

Mr. Dunn asked if there were plans in the near future to improve the water situation. He was told there were none. With respect to the traffic problem, Mr. Chick answered that a study was underway by the State and then Dover lost a planning director and the problem still exists. Mr. Chick replied that he, the Chief of Police and the Director of Public Works will go to the area and decide what can be done to improve the problem.

Upon question as to whether there would be some sort of a fence between the road and apartments or just landscape, Mr. Davis answered that he assumed it would be just lawn. Mr. Chick said that he felt the City would just about break even as far as taxes are concerned. Mr. Tuttle stated that statistics show that youngsters come from single family homes and not mobilehomes or apartments.

Mr. Chick said that Route 16 is maintained by the City up to the blinking light and then by the State.

There being no further questions, the hearing was declared closed.

ITEM NO. 4: PUBLIC HEARING ON LIMITED SUBDIVISION OF ANGELO MARCIANO, (Assessor's Map A-1), Route 16-B, Old Rochester Road:

Attorney T. Casey Moher was present representing the Marcianos. He told the Board that this was the sale of one lot, a small portion of which is in Somersworth and zoned as B-3 (Thoroughfare Business). It was noted that a part of this lot is in Somersworth. The Board noted that the developers conformed to Dover's Ordinance, even though part of the lot is in Somersworth.

Mr. Dunn asked what was proposed in the area. Mr. Moher answered that a small retail convenience store was proposed.

Moved by Chick, seconded by Mrs. Schofield, that it be approved as submitted, Unanimously adopted.

ITEM NO. 5: MEETING WITH GRANT L. DAVIS RE: SWEENEY TRACT:

The situation of the Sweeney Tract was then brought up-to-date in the minds of the Board Members. They remembered that a public hearing had taken place at which time people came and spoke of the drainage problems in the area. Mr. Davis said this was strictly a normal development with nothing complicated except a little ledge and clay, which complicates drainage.

Mr. Chick stated that Mr. Tuttle had contacted the Soil Conservation Service, which had submitted a report to the Board and that he had contacted Green Engineering Affiliates, who had sent a representative who was present at the meeting. Mr. Davis showed the plans of the Sweeney Tract and told the Board that the drainage is generally over the surface of the ground and will continue to be basically that. Mr. Davis continued that no trees will be cut, but that on the back end of Elmview Circle some brush will be cut.

a. Communication from Green Engineering:

This communication stated the items requiring further analysis by Green Engineering, those items recommended to be changed and excerpts from the Soils Conservation Report.

Mr. Jonathan Green was present, who spoke to the Board concerning the possibility of engaging his Firm to do a study of the Sweeney Tract. He estimated a cost of \$1500 to do this study.

Moved by Tuttle, seconded by Bourque, that Green Engineering Affiliates, Inc. be retained to do a review of the Sweeney Tract plan with respect to drainage and submit a report at their earliest convenience, preferably at the Oct. 4 Meeting. Unanimously adopted.

Mr. Chick asked that a weekly report be prepared.

The Board asked that City Attorney McManus be asked if the Sweeney Tract could be brought back into action without another public hearing.

The report from the Soils Conservation Service was then read over by the Board.

A site inspection of Winchester Arms Subdivision was then scheduled for Wednesday, September 15 at 8:00 a.m.

ITEM NO. 6: COMMUNICATIONS FROM PUBLIC WORKS DIRECTOR
HARRY N. GRIFFIN - August 23 and September 2
REGARDING PERFORMANCE BONDS ON GARRISON
SHOPPING PLAZA AND GARRISON INDUSTRIAL PARK:

Moved by Chick, seconded by Bourque, that Mr. Griffin's recommendations be carried out and the bonds be reduced to what Mr. Griffin recommended and that the City Clerk be so notified. Unanimously adopted.

ITEM NO. 7: COMMUNICATION FROM RAYMOND R. OUELLETTE REGARDING
RENEWAL OF GARRISON INDUSTRIAL PARK BOND AND
CANCELLATION OF GARRISON SHOPPING PLAZA BONDS:

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

ITEM NO. 8: COMMUNICATION FROM PUBLIC WORKS DIRECTOR GRIFFIN
REGARDING CONSTRUCTION SPECIFICATIONS, CHAPTER
19-B. (Revision):

Moved by Chick, seconded by Bourque, to call for a public hearing on this item in the near future. Unanimously adopted.

ITEM NO. 9: RECEIPT OF LIMITED SUBDIVISION OF MR. FRED
MUDGERR, ASSESSOR'S LOT F-12:

ITEM NO. 10: RECEIPT OF LIMITED SUBDIVISION OF SCHUBETT
REALTY CO., INC., ASSESSOR'S MAP J-27,
PISCATAQUA ROAD:

ITEM NO. 11: RECEIPT OF LIMITED SUBDIVISION OF PAUL
GARABEDIAN AND JOHN KAZANJIAN - Route 16
AT DOVER-SOMERSWORTH LINE:

Moved by Chick, seconded by Tuttle to hold these public hearings at 7:00, 7:15 and 7:30 on Tuesday, September 21, 1971 in the Municipal Courtroom, Municipal Building, Dover, New Hampshire.

ITEM NO. 12: ADJOURNMENT:

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

Respectfully submitted,

Frank O. Estes
Clerk