

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Monday, Sept. 21, 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, Secretary Raymond A. Bourque,
Mr. Donald E. Chick.

Also attending were Mr. and Mrs. Arnold Peters,
Old Rochester Road, Mr. Grant Davis, Dick Lutsk and Chris
Ryan of WTSN and Michael Condon of Foster's Daily Democrat.

ITEM NO. 2: PUBLIC HEARING ON LIMITED SUBDIVISION OF PAUL
GARABEDIAN AND JOHN KAZANJIAN - ROUTE 16 AT
DOVER-SOMERSWORTH LINE:

Chairman Alie declared the public hearing open
at 7:10 p.m. and asked if anyone wished to speak regarding
it.

Mr. and Mrs. Arnold Peters, Old Rochester Road
spoke regarding Winchester Arms Subdivision (See Item 5).

The Board could not vote on the limited subdivision
due to the lack of a quorum. It was decided to vote on
it at the October 4 Meeting.

ITEM NO. 3: PUBLIC HEARING ON LIMITED SUBDIVISION OF
SCHUBETT REALTY CO., ASSESSOR'S MAP J-27,
PISCATAQUA ROAD:

The Board instructed the Planning Board Office
to write a letter to the petitioner and ask him to explain
the plans with respect to which part is in Dover, etc.

ITEM NO. 4: PUBLIC HEARING ON LIMITED SUBDIVISION OF MR.
FRED MUDGETT, ASSESSOR'S LOT F-12:

The Board decided to vote on this subdivision at
its Meeting of Oct. 4.

ITEM NO. 5: DISCUSSION OF WINCHESTER ARMS SUBDIVISION:

- a. Receipt of explanatory report by James Rea,
Engineering Department:

The Board received a report by James Rea
regarding Winchester Arms which included the location,
existing features, existing zoning, previous history,
Assessor's records, existing utilities, traffic situation
and recommendations from the Public Works Department.

Mr. and Mrs. Arnold Peters then spoke regarding the proposed subdivision. They said there was a tremendous traffic problem in the area already, which could only be increased by the construction of these apartments. Mrs. Arnold said there was a blinking light at this intersection right now and asked if maybe a complete stop light could be put in. Mr. Chick stated that when the new Planning Director arrives he could be asked for reports on this and maybe he could initiate a study, probably with the State engineers and Police on what could be done.

Mr. Peters stressed at length the hazards of this particular area which respect to increased traffic. He stated that before this subdivision is approved, the Board should try to correct the traffic situation at the present time. He continued that if Somersworth starts building, there would be even more traffic in the area. Mr. Peters mentioned that in the wintertime there is sometimes a snow-bank as high as 18 feet near his home.

Mr. Chick suggested that the Planning Board Office write a letter to the State of New Hampshire stating there was a request a couple of years ago for a re-design of this intersection due to serious traffic conditions now existing and asking the State for their opinion as to whether or not they could instruct us what to do and maybe have someone come to Dover and meet with the Board. He informed the Peters' that he felt a petition to the City Council from them would also be of some help. Mr. Alie suggested that they call their councilman. Mr. Chick suggested that Henry McCrone, Director of Division 6 of the State Highway Department, be contacted insofar as he knows the problem and the engineers who do the studies.

Mr. Peters agreed that he would talk with his councilman and meet with Mr. McCrone and see what he can come up with.

b. Communication from City Attorney McManus regarding the Winchester Arms Subdivision:

Attorney McManus stated that, in his opinion, the application for "Winchester Arms" must go before a public hearing with proper notice to the petitioner and abutters.

The Board noted that this has already been done.

Mr. Davis showed the final plans of Winchester Arms to the Board and explained proposed sewerage lines. He stated that they didn't have to cross the road with the water but they must with the sewer.

It was agreed that the Public Works Department go over the site plans and report back.

ITEM NO. 6: DISCUSSION OF SWEENEY TRACT:

- a. Communication from Green Engineering Affiliates, Inc. regarding terms of agreement in response to the Board's decision to retain the Firm to review the engineering aspects of the Sweeney Tract:

The Board read the communication dated Sept. 17, 1971, and approved the proposed agreement to be signed by Chairman Alie and Finance Director Duffy and returned to Green Engineering.

ITEM NO. 7: NEW BUSINESS:

- a. Chapter 249, Sections 17 and 18 Revised of the State Statutes Annotated:

Mr. Davis noted that the Planning Board now has the power to regulate driveways according to this Statute. Mr. Davis stated that no construction permit will allow more than two driveways unless the frontage exceeds 500 feet.

ITEM NO. 8: ADJOURNMENT:

Moved by Chick, seconded by Estes, to adjourn at 8:30 p.m. Unanimously adopted.

Respectfully submitted,

Frank O. Estes
Clerk

FOE:c