

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Monday, Oct. 4, 1971  
7:00 p.m.  
Council Chambers  
Municipal Building  
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following were present: Chairman R. Normand Alie, Mr. Wallace I. Akerman, Mr. Donald E. Chick, Mrs. Lois Schofield.

Also attending were Grant L. Davis, Col. Ben Page, Mr. Stanley Yurgal, Mr. Sid Fanglemen, Mr. Norman Trainor and Jim Johnson of Green Engineering Affiliates, Councilman Ambrose Breen, Mr. Robert Schultze and Michael J. Spinelli, Jr.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETING OF SEPT. 13, 1971:

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

ITEM NO. 3: APPROVAL OF MINUTES OF MEETING OF SEPT. 21, 1971:

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

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

Moved by Chick, seconded by Tuttle to approve this subdivision as submitted. Unanimously adopted.

ITEM NO. 5: VOTE ON LIMITED SUBDIVISION OF SCHUBETT REALTY CO., ASSESSOR'S MAP J-27, PISCATAQUA ROAD:

Mr. Schultze was present and stated that he wishes to build on this property. The Board noted that the lot did not have 100 foot frontage.

Moved by Chick, seconded by Tuttle that the subdivision be approved provided that the Board receives a letter from the City Attorney stating that in his opinion it is legal. Unanimously adopted.

ITEM NO. 6: VOTE ON LIMITED SUBDIVISION OF PAUL GARABEDIAN AND JOHN KAZANJIAN - ROUTE 16 AT DOVER-SOMERSWORTH LINE:

A communication and plan were received from Attorney Louis H. Silverman showing approval of the Somersworth portion of this subdivision by the Somersworth Planning Board.

Moved by Tuttle, seconded by Chick, that the limited subdivision be approved subject to the utilities being provided by other than the City of Dover.

After discussion of the matter, Mr. Tuttle withdrew his motion and made the following motion.

Moved by Tuttle, seconded by Akerman, that the subdivision be approved subject to no sewer or water facilities being provided to a building or portion of a building which is not within the boundaries of the City of Dover. Unanimously adopted.

ITEM NO. 7: MEETING WITH GREEN ENGINEERING AFFILIATES  
REGARDING THE SWEENEY TRACT:

Mr. James Johnson of Green Engineering told the Board that on Sept. 16 he sent Mr. Grant Davis a letter, after review of a plan submitted by him, and requested certain information in order to more fully analyze the situation. On Sept. 23 a telephone conversation with Mr. Davis took place and Mr. Trainor met with Mr. Davis on September 28. On Oct. 1, Green Engineering received a plan showing some of the information which was requested but to date all information has not been received and some of it Green Engineering feels is quite important. Until such time as this information is received, Mr. Johnson continued, a report cannot be made. He then recommended that the Board request Mr. Davis to submit the necessary information.

Mr. Davis then told the Board that he has furnished Green Engineering all the information that he considers is necessary for the purpose of reviewing the plans. He said he gave them plans, specifications and drainage areas and now their job was to make a study to report to the Board. They have soil information provided through the Soil Conservation Service and test pit information and that anything given to Green Engineering is over and above anything the Planning Board has ever required of any other developer. He continued that he did not propose to provide anything more.

Moved by Chick, seconded by Akerman that the Green Engineering Co. furnish the Board with a list of information they feel they need to report to the Board and that this be submitted to the City Attorney as to his opinion as to whether or not they are entitled to have this. Unanimously adopted.

Mr. Davis stated that he wanted a copy of the list plus a copy of the letter to the City Attorney and his reply.

Mr. Davis continued that he has furnished Green Engineering more information than was ever requested by the City Engineering Department and anything beyond this causes additional costs and delay to the developer.

ITEM NO. 8: DISCUSSION OF WINCHESTER ARMS SUBDIVISION:

It was noted that a public hearing and a site inspection had already been held.

Moved by Chick, seconded by Akerman, that the subdivision be approved subject to the recommendations in the letter from the Public Works Department submitted on September 13, 1971. Unanimously adopted.

Mr. Chick told the Board that he has spoken with Mr. Rhodes, Traffic Engineer in Concord and Mr. McCrone of the State Highway Division on the traffic situation in the area and a report will be forthcoming.

Mr. Davis stated that at the request of the City, the owners of this parcel have already allowed the City to cut trees and brush in there. He continued that the developer is completely cooperative. As to curb cuts, the curb cuts to the intersection are under the control of the Planning Board and after that the State takes over.

It was noted there would be only one break on the road for the sewer.

ITEM NO. 9: LIMITED SUBDIVISION OF MICHAEL J. SPINELLI, JR. ON PORTLAND AVENUE:

Mr. Spinelli was present who explained that he wanted to construct 12 apartments with 2,000 sq. ft. per apartment.

Mr. Chick then brought to mind a communication recently written to the Board questioning the validity of the limited subdivision ordinance.

The Board noted that there was ample land in Mr. Spinelli's plans.

Moved by Tuttle, seconded by Mrs. Schofield, that a hearing be set for Tuesday, Oct. 12 at 7:00 p.m. in the Municipal Courtroom, City Hall. Unanimously adopted.

ITEM NO. 10: PUBLIC HEARING FOR SWEENEY TRACT:

Moved by Chick seconded by Tuttle, that the application and plans be received for re-application of the Sweeney Tract and that a public hearing be set for Tuesday, Oct. 12, 1971 at 7:15 p.m. in the Municipal Courtroom and that the fee be waived and returned to the petitioner if, in the opinion of the City Attorney, this is legal. Unanimously adopted.

Mr. Chick noted that it was most important that Green Engineering get in their report as soon as possible.

Upon question by Mrs. Schofield, Mr. Johnson of Green Engineering told the Board that they have received the plan and have made comments, but they do not have calculations or specifications - specifically calculations on the drainage facilities.

ITEM NO. 11: OLD BUSINESS:

Mr. Yurgal, Mr. Fangleman and two of their representatives were present to discuss their proposal for Phase 2 of Pleasant Gardens Apartments on the Durham Road. Mr. Yurgal told the Board that the entire development is more or less in the woods. He said that he was bringing in the plans only to give the Board a preliminary glimpse of the development. Upon question by Mr. Tuttle, he told the Board there was no possibility of getting access onto the Mast Road. He stated that their plan now was to construct 150 units and if this works out well, 150 more would be constructed. He continued that 1½ parking spaces per apartment would be planned and that recreation areas were required by HUD.

Mr. Fangleman stated that he would like to get building permits by Feb. or March.

Mr. Fangleman stated that he would adhere to all regulations of the City.

ITEM NO. 12: COMMUNICATION FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT - CREELEY S. BUCHANAN, DIRECTOR:

This communication was relative to codes within the Workable Program. The Board noted that in order to stay approved, the City must change various codes. Mr. Chick stated that he asked the Housing Inspector to get in touch with these people and he made several attempts to contact them at the time they were moving to Manchester. Now, this letter comes. Mr. Chick has written to Mr. Buchanan and told him that our planner would be here soon and felt this whole thing should be held up until he could investigate it.

Moved by Chick, seconded by Tuttle, that this be placed on the agenda for the first meeting after the City Planner is here and the Board at that time discuss with him. Unanimously adopted.

ITEM NO. 13: ADJOURNMENT:

The Meeting was adjourned at 9:10 p.m.

Respectfully submitted,