

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Tuesday, Oct. 12, 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,  
Mr. Donald E. Chick, Mr. Armand J. Dimambro, Mrs. Lois  
Schofield, Mr. Hugh C. Tuttle.

Also attending were approximately 22 people in  
the audience, Grant L. Davis, Michael Spinelli, Jr.,  
Mayor John Maglaras, Col. Ben. Page, Attorney James  
Early, Mr. Paul McQuade.

ITEM NO. 2: LIMITED SUBDIVISION OF MICHAEL J. SPINELLI, JR:  
ON PORTLAND AVENUE:

Mr. Spinelli was present who explained that he  
wished to build one 12 unit apartment building which  
meets all requirements of the City of Dover.

There was no-one present to speak for or against  
the application.

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

ITEM NO. 3: SUBDIVISION OF RESIDENTIAL MORTGAGE CORPORATION  
LAND OF MICHAEL J. SWEENEY, SWEENEY TRACT,  
(ASSESSOR'S LOT 21-5A), COURT STREET AND  
HENRY LAW AVENUE:

Col. Ben Page was present representing the  
Residential Mortgage Corporation. He stated that  
he thought it was common knowledge that they applied for  
this and was turned down because of reported drainage  
problems. He continued that based on the original data  
requested, that information was furnished and subsequently  
Green made other demands which Mr. Davis felt were above  
and beyond anything ever requested before.

Mrs. Schofield asked if Mr. Davis understood  
that Green Engineering is representing the City of Dover.  
Mr. Page answered that he did. Mrs. Schofield stated  
that insofar as Green Engineering was representing the  
City that Mr. Davis should supply them with whatever is  
considered necessary to make their report.

Col. Page commented that Green is asking for  
calculations not normally made, and that they have  
sufficient information to make these calculations.

Mr. Chick commented that there are certain codes an engineer follows to come up with the proper size of pipes. The Board agreed that insofar as Green Engineering is acting as the City Engineer in this instance, that they should have access to all work which has been done by Davis Associates. Mr. Chick felt that Davis Associates should give to Green Engineering anything Green Engineering needs to complete their report.

Mr. Page told the Board that Mr. Davis has made an attempt to comply with the wishes of Green Engineering and he was certain that things could be ironed out at a meeting.

Mr. Chick felt that it would be a good idea to recess the hearing until a meeting could be held among Green Engineering Affiliates, G. L. Davis Associates, City Attorney McManus and Attorney Early and Mr. Page, representing Residential Mortgage Corporation.

Attorney Early stated that the meeting would be of a highly technical nature and he felt that anyone who is not an engineer could not comment intelligently on it. He continued that he didn't see much value in having the public present at that meeting.

Mrs. Schofield disagreed, stating that the City hired Green Engineering to make a report in layman's terms, and she felt the public would understand the proceedings. Mr. Tuttle agreed and continued that the hearing should be recessed until that time.

Attorney Early re-iterated that Mr. Davis is making an attempt to substantially comply with the requirements and that if Green Engineering Affiliates would get a bit more specific, Mr. Davis would give the information necessary.

Mrs. Mary White, stated that both the sewerage and water lines were at the point of being overtaxed and 72 additional houses would only add to the problem.

Mr. Fred Taylor, informed the Board that he didn't want anything but natural drainage going into his pasture and that until provisions were made for adequate drainage from the development he would be against the development.

Mr. Thomas McCabe, told the Board that he thought Green Engineering had studied the area in question when the City was considering the property for the proposed high school. Chairman Alie told Mr. McCabe that Green Engineering would be asked about this. Mayor Maglaras confirmed Mr. McCabe's statement in that Green did study the area for a high school regarding the sewer and water lines.

Mr. Taylor told the Board that paint, oil, etc. was going down into his field now and this would be substantially increased if 72 additional houses were built.

Mr. Donald Meserve, commented that a drain now runs into his back yard and he doesn't want any more water dumped on his land.

Mayor Maglaras noted that when the original petition was brought in the condition existed during that time and he felt we should work on existing conditions first.

Mrs. William Creighton said that the water pressure in the area was very bad.

Mrs. June Meserve, commented on the water pressure adding that when hydrants are flushed there is no water in the entire house. She questioned if these problems will be solved or get worse.

Mr. Donald Meserve asked if consideration was being given to the blasting that will be done. He told the Board there was ledge there in back of the houses and the houses might be damaged by any blasting.

Mr. Davis answered there would be blasting but that the contractor would put up liability insurance to cover such things.

Mr. Creighton asked what kind of homes and what price range these homes would be under. He was told that modular homes built in a factory under strict supervision would be built and they would cost under \$20,000 lot and all.

Attorney Early said that as far as he could see, there just seemed to be a breakdown of communications between Green Engineering and G. L. Davis Associates.

Reading from Green Engineering's letter of Oct. 5, 1971, Attorney Early quoted the needed information for a study by Green Engineering, that is, (a) existing calculations for proposed drains and ditches, (b) construction specifications and (c) boring logs. With respect to Item a, Attorney Early stated that Mr. Davis says he has already given this information to Green Engineering. The size and slope of the pipe are shown on the plans and if something more than that is desired, he would provide it. Existing calculations are on the plans themselves and insofar as they have the plans, they could refer to them for the information. With respect to Item b, he stated this was vague. Construction specifications entails a very large book giving complete details of entire contract and development procedures. To impose on Mr. Davis to draw up a complete set of specifications would be a substantial bother. Attorney Early continued that Mr. Davis

would be more than willing to supply construction specifications with regard to sewerage. Mr. Davis is already providing the State Department of Water Supply and Pollution Control with specifications regarding sewers and if Green Engineering wants some specific information with regard to storm drains, G. L. Davis would be happy to furnish it if it is asked for. He continued that it would be a very difficult job to draw up a book of specifications and it has never been required before. Mr. Davis has conformed to all ordinances and regulations of the City. Attorney Early said that what Green Engineering wants is very vague or unreasonable.

As to Item c, (boring logs) Mr. Davis has done test pits to try to find out if any ledge is there. He stated that this is a procedure always followed up to this point. The results of the test pits are shown on the plans.

Attorney Early stated that Davis Associates is not trying to circumvent any ordinance of the City. Mr. Davis simply wants to know why the City is requiring information from him which was never required before.

Mrs. Schofield said she felt it was proper for Green Engineering to ask Mr. Davis for the information so that we may judge for the developer and for the City. Mr. Davis, as engineer for the developer, should help the Board and talk with Green Engineering Affiliates.

The Board then decided to contact Mr. Trainor of Green Engineering and ask him to set up a meeting in Dover among Mr. Page, Mr. Davis, Mr. Early, Mr. McManus and Mr. Trainor to discuss the specifics of Green's letter in greater detail on the engineering and hopefully be prepared to be back on the Nov. 1 Meeting with a report. The Board agreed to recess the public hearing until that time and be subject to questions from the floor on the conclusions reached.

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

Respectfully submitted,

Frank O. Estes  
Clerk