

DOVER PLANNING BOARD
MINUTES OF MEETING

MEETING HELD: Monday, Nov. 15, 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, Vice-Chairman Raymond A. Bourque, Secretary Frank O. Estes, Mrs. Lois Schofield, Mr. Donald E. Chick, Mr. Harry N. Griffin.

Also attending were Planning Director Christopher F. Sheridan, Mr. Paul McQuade, Attorney Lewis Silverman, Mr. Grant Davis, Col. Ben Page, City Engineer Redford M. Rand.

ITEM NO. 2: RECEIPT OF SITE PLAN OF FLORAL GARDEN APARTMENTS, FLORAL AVENUE, ASSESSOR'S MAP 28-25:

Mr. Chick stated that two apartments were already built here and Mr. McQuade now wishes to apply for a building permit for two more. The City Attorney says that Mr. McQuade must come before the Planning Board because each building constitutes a separate site. He told the Board this was a State law.

Mr. Alie then read a communication from City Attorney McManus stating that, in his opinion, it is imperative that Mr. McQuade comply with our local Subdivision Regulations, and this requires the filing of a plan, public hearing, and approval by the Board before the issuance of any building permit. He continued that Mr. McQuade should meet the provisions of the Ordinance before any further permits are issued.

Moved by Chick, seconded by Bourque, to hold a public hearing on the site plan on Monday, November 22, 1971, at 7:00 p.m. in the Municipal Courtroom in City Hall and that a site inspection be held at 8 a.m. on Wednesday, November 17, 1971. Unanimously adopted.

The developer, the Planning Director and several Board Members agreed to view the site.

ITEM NO. 3: CONTINUATION OF PUBLIC HEARING ON SWEENEY TRACT:

Mr. Chick noted that the faithful residents of the area were again present. He told them that the meeting was set up for the continuation of the hearing. Green Engineering made a report which was supposed to have been mailed to Mr. Davis and apparently was not received until the previous Friday.

Therefore, a meeting of engineers was not held. The public hearing was then recessed until a meeting could be held.

ITEM NO. 4: PUBLIC HEARING ON PARTIAL SUBDIVISION OF LAND OF EUGENIA M. BURNELL, ASSESSOR'S MAP I-26, DREW ROAD:

Attorney Silverman was present, representing Mrs. Burnell. He told the Board that Ms. Burnell wished to sell 8.5 acres out of the entire lot and that there is a well which provides water to the house. He continued that the land has its own septic tank leaching system so that the City will not have to provide any services whatsoever.

Moved by Chick, seconded by Schofield, that the subdivision be approved since all requirements of the City were conformed with. Unanimously adopted.

ITEM NO. 5: APPROVAL FOR SUBMISSION OF COMMUNICATION TO AREA DIRECTOR OF HUD, MR. CREELEY S. BUCHANAN, CONCERNING THE BELLAMY RIVER DRAINAGE PROJECT:

Moved by Chick, seconded by Mrs. Schofield, that the Planning Board approve this project and authorize the Planning Director to send the proposed letter to HUD. Unanimously adopted.

ITEM NO. 6: COMMUNICATION FROM CITY ATTORNEY RELATIVE TO THE SCHULTZE SUBDIVISION ON PISCATAQUA ROAD:

Moved by Chick, seconded by Estes, that the Planning Director contact the petitioner, Mr. Schultze, and explain the status to him and look into the time element and notify the Board regarding the next meeting. Unanimously adopted.

ITEM NO. 7: COMMUNICATION FROM CITY ATTORNEY RELATIVE TO DRAINAGE ON SWEENEY TRACT:

Chairman Alie read the communication to the Board.

Moved by Alie, seconded by Estes, to refer to Mr. Sheridan. Unanimously adopted.

ITEM NO. 8: COMMUNICATION FROM PUBLIC WORKS DIRECTOR HARRY N. GRIFFIN RELATIVE TO PROPOSED ZONING MAP:

It was noted that the proposed zoning map as proposed by the Engineering Department would cost in the vicinity of \$12,000 and it would be done over a long period of time. The property lines would be shown on these maps.

Moved by Chick, seconded by Mrs. Schofield, to refer to Planning Director Sheridan. Unanimously adopted.

ITEM NO. 9: COMMUNICATION FROM CITY ENGINEER REDFORD M. RAND REGARDING THE GREEN ENGINEERING AFFILIATES' REPORT ON THE SWEENEY TRACT:

This communication recommended that the New Hampshire Department of Highways standards be adopted to apply in all cases of subdivision.

Moved by Chick, seconded by Estes, that the Planning Director get together with Mr. Rand regarding this matter. Unanimously adopted.

ITEM NO. 10: COMMUNICATION FROM PUBLIC WORKS DIRECTOR GRIFFIN RELATIVE TO THE WATER PRESSURE AND FLOW FOR THE SWEENEY TRACT:

Mr. Thomas McCabe, Henry Law Avenue, asked several questions regarding the water pressure in the area of the Sweeney Tract.

Moved by Mrs. Schofield, seconded by Chick, to refer to Mr. Sheridan. Unanimously adopted.

ITEM NO. 11: COMMUNICATION FROM CITY ENGINEER RAND REGARDING THE REQUIREMENT FOR DEVELOPERS TO PROVE SEWER SYSTEMS ARE TIGHT:

This communication stated that at present Dover has no requirement for developers to prove that a sewer system is tight (i.e. does not leak excessively). He recommended that the Planning Board adopt a requirement and advise all developers of this requirement when they apply. He stated that this has been adopted by the Public Works Department as standard.

Moved by Chick, seconded by Mrs. Schofield, to refer to the Planning Director. Unanimously adopted.

ITEM NO. 12: DISCUSSION OF PROPOSED CODES AND ORDINANCES, ETC., WITH MR. SHERIDAN:

Moved by Chick, seconded by Estes, that the Board request that this item be placed on every monthly agenda that the Planning Director at least report verbally on the zoning ordinance, subdivision regulation and housing element recommendations.

ITEM NO. 13: OLD BUSINESS:

a) Communication from Public Works Director Griffin regarding the Bellamy Development:

Mr. Griffin submitted his memorandum pointing out the work which must be completed for the development in order

to meet the specifications of the Subdivision Regulations, as previous requests of the Director of Public Works and the Planning Director. Copies of these communications have been submitted to Mr. Stocklan, the developer.

Mr. Griffin said that none of the points which the then Planning Director, William Chandler, had spoke of in his communication of Jan. 10, 1967, has been taken care of. He questioned whether or not the City is moving in the right direction in getting this in the position for acceptance. Mr. Griffin said that he didn't think so. He continued that he felt another meeting with the developer is necessary. Mr. Griffin said that he would meet with City Engineer Rand and with Mr. Stocklan and report back to the Board as to the outcome of their meeting.

ITEM NO. 14: ADJOURNMENT:

Moved by Chick, seconded by Mrs. Schofield, to adjourn.
Unanimously adopted.

Respectfully submitted,

Frank O. Estes
Clerk

FOE:c