

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, June 18, 1974
7:00 p.m.
Municipal Courtroom
Municipal Building
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following were present: Chairman Frank O. Estes, Vice-Chairman R. Normand Alie, Mr. Paul E. Hale, Mr. Pierre Bouchard, Mr. Donald E. Chick, Mrs. Beverly Forest.

Also attending was Planning Director Christopher F. Sheridan and those people mentioned in the following minutes.

ITEM NO. 2: PUBLIC HEARINGS:

- a. Limited Subdivision of Milton A. Newall, Lot 27, Assessor's Map L, Dover Point Road and Old Bellamy Lane:

Mr. Herman Moore, Bellamy Lane, asked several questions concerning the proposal. He questioned the name "Old Bellamy Lane" on the plan, and whether 3 or 4 lots were involved in the application.

Mr. Max Sanders, Dover Point Road, asked what type of housing is proposed in this subdivision.

Moved by Hale, seconded by Chick, to approve subject to New Hampshire Water Supply and Pollution Control Commission approval of Lots 3 and 4 and a change in the plan correcting right-of-way dimensional deficiencies and erroneous street name. Unanimously adopted.

- b. Limited Subdivision of Allied Gas Company, Lot 105, Assessor's Map 2¹, Portland Avenue and Cocheco Streets:

Moved by Alie, seconded by Akerman, to approve subject to site review and approval by the Zoning Board of Adjustment and appropriate landscaping. Unanimously adopted.

- c. Subdivision of Ronald Daigle, Lot 72, Assessor's Map 35, Whittier Street and Dowaliby Court:

Moved by Alie, seconded by Hale, to approve subject to: (1) no future subdivision or development of the lot on which house No. 5 is situated; (2) installation of new water services by direct connection to the main for houses 3, 4, and 5; (3) installation of two catch basins at the intersection of Dowaliby Court and Whittier Street, with the grading of Whittier Street to permit maximum drainage to these basins; (4) installation of a new 8" sewer line and manhole and (5) resurfacing of Dowaliby Court. Unanimously adopted.

ITEM NO. 3: NEW BUSINESS:

- a. Discussion re: possible stone crushing operation in vicinity of City Barn:

The Board agreed that the Planning Board and probably the Conservation Commission should examine what this would involve and make a recommendation to the City Council.

The Planning Board will view the site at one of their future meetings.

ITEM NO. 4: COMMUNICATIONS FROM CITY ENGINEER:

- (1) Street Signs:

Moved by Chick, seconded by Alie, to accept and place on file. Unanimously adopted.

- (2) Bonds for Garrison Plaza and Garrison Industrial Park:

Moved by Chick, seconded by Hale, to investigate and report back. Unanimously adopted.

PURD:

a. Mr. Estes informed the Board that he has seen a PURD complex in Georgetown, Mass. and was very disappointed.

b. Mr. Sheridan read a letter from the N.H. Home Builders Association regarding possible PURD projects the Planning Board might want to see.

c. Mr. Sheridan then informed the Board of City Council action taken on the four items previously referred to the legislative body by the Board.

d. Moved by Estes, seconded by Mrs. Forest, to hold a public hearing on a proposed revision to the Zoning Ordinance establishing a Certificate of Occupany procedure on July 2, at 7:00 p.m. Unanimously adopted.

e. Moved by Hale, seconded by Forest, to hold a public hearing on July 16 at 7:00 p.m. on a proposed revision to Article II, Section 2.2, Zoning Map, changing Lot 40, Map K, from a B-2 (Thoroughfare Business) zoning district. Unanimously adopted.

f. Moved by Chick, seconded by Alie, to hold a public hearing on July 16 at 7:00 p.m. on a proposed Revision to Article III, Section 3.1, Use Regulations, establishing a commercial use entitled "Liquor Store", which would be permitted only in the B-2 (Central Business) zoning district. Unanimously adopted.

- g. Adoption of Comprehensive Plan:

Moved by Chick, seconded by Alie, to adopt the Comprehensive Plan prepared by Metcalf & Eddy for reference purposes in accordance with the provisions of RSA 36:15. Unanimously adopted.

Moved by Bouchard, seconded by Akerman, to adjourn. Unanimously adopted.

Respectfully submitted,
Lois M. Schofield
Clerk

June 18, 1974