

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, May 1, 1973
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, Mr. Wallace I. Akerman, Mr. Donald E. Chick, Mr. Paul E. Hale, Mr. Harry N. Griffin, Mr. Leon G. Yeaton.

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

ITEM NO. 2: APPROVAL OF MINUTES OF MEETINGS HELD ON APRIL 3 AND APRIL 17, 1973:

Moved by Yeaton, seconded by Chick, that the minutes be approved as written. Unanimously adopted.

ITEM NO. 3: OLD BUSINESS:

- a. Limited Subdivision of land of Guido Haggemiller, Assessor's Map A, Lot 39, Longhill Road:

Mr. Sheridan reminded the Board that at the last meeting Mr. Tsimekles alleged that development not only of this site but Mr. Grover's site would endanger his well. Mr. Sheridan said that he has spoken with the City Attorney and the New Hampshire Water Supply and Pollution Control Commission concerning this. The City Attorney said he could not respond in the absence of an issue and that the Board shouldn't be getting involved in hypothetical situations. Underground water is a public resource available to all.

The Water Supply and Pollution Control's position is that they don't get involved in this type of situation. Both subdivisions have received approval from the Water Supply and Pollution Control Commission as far as suitability of land for septic tanks.

Mr. Sheridan said in summary it would appear from discussions with the City Attorney and the Water Supply and Pollution Control Commission that Mr. Tsimekles' claim of potential danger to his well as an abutter would not be a matter to preclude favorable action by the Board.

Moved by Chick, seconded by Hale, to accept the Haggemiller subdivision subject to approval of the Water Supply and Pollution Control Commission for Lot No. 2. Unanimously adopted.

- b. Limited Subdivision of Land of Ralph Grover, Assessor's Map A, Lot 40, on Sixth Street and Longhill Road:

Moved by Chick, seconded by Yeaton, to approve the Grover application as submitted subject to the New Hampshire Water Supply and Pollution Control Commission approval. Unanimously adopted.

- c. Limited Subdivision of Ruth Pindrus, Assessor's Map 38, Lot 23A on Upper Central Avenue:

At the last meeting, the Board requested additional detail from Mr. Pindrus for the potential development of this lot as to drainage and screening proposals. Mr. Sheridan said that he and the City Engineer had met with the developer's representative and had worked out the five following changes as shown on the plan: (1) Installation of two dry wells, (2) Installation of six foot stockade fence approximately 100 feet, (3) Taxus planting, (4) Grass sod disturbed area, (5) Screen planting if necessary and seeded with grass or bark mulch.

Moved by Chick, seconded by Yeaton, that the plan be approved, subject to the five conditions and that it be referred to the Building Inspector to see that it's carried out and subject to the further provision that the petitioner be notified that should the dry wells not function properly to the detriment of either the water running into the street or onto abutting property that the situation must be corrected by the property owner and that should any of the banks erode onto abutting property, that the situation be corrected by the property owner, either present or future. Unanimously adopted.

- d. Discussion regarding acceptance of Ayers Lane:

Mr. Chick informed the Board that he has talked with the people at St. Thomas Aquinas High School and they would like some stakes put out on the property and want to know what they can do about the water.

Moved by Yeaton, seconded by Hale, to refer to the City Engineer and the Public Works Department to attempt to lay out physically the proposed right-of-way and report back to the Planning Board. Unanimously adopted.

ITEM NO. 5: NEW BUSINESS:

- a. Discussion regarding rezoning of Callaghan land on Tolend Road:

A lengthy discussion ensued concerning sewer, water and access possibilities.

Moved by Yeaton, seconded by Akerman, that a progress report be made and presented at the next meeting. Unanimously adopted.

- b. Discussion regarding rezoning of Lots 5, 6, 7 and 8, Assessor's Map 30 on Horne Street and Horne Court, as referred by the City Council:

Mr. Sheridan explained that there was a change in the petitioner's plans regarding this rezoning and his intention was now to go to the Zoning Board of Adjustment instead of the Planning Board.

ITEM NO. 6: ADJOURNMENT:

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

Respectfully submitted,

Hugh C. Tuttle
Clerk

HCT:c