

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, April 4, 1972
7:00 p.m.
Municipal Courtroom
Municipal Building
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following members were present: Mr. Wallace I. Akerman, Mr. Donald E. Chick, Mr. Harry N. Griffin, Mr. Hugh C. Tuttle, Mr. Leon Yeaton. Also attending were Planning Director Christopher F. Sheridan and various members of the public.

In the absence of the Chairman, Mr. Tuttle was appointed Acting Chairman.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETING HELD ON MARCH 7, 1972:

Moved by Akerman, seconded by Griffin, that the minutes be approved as written. Unanimously adopted.

ITEM NO. 3: PUBLIC HEARING ON APPLICATION OF DONALD P. HUSTON SR. FOR RESUBDIVISION OF LOTS 56 AND 57C, ASSESSOR'S MAP L:

Mr. Sheridan went through his memo on the subdivision stating that Mr. Huston wants to enlarge the lot on which his son's house is located to include a garage on what will be his son's property. In his memo, Mr. Sheridan recommended that the Board approve the application of Mr. Huston for resubdivision of Lots 56 and 57C, Assessor's Map L. He stated that it should be noted, incidentally, that Stevens Drive, which serves two or more primary buildings, would fall within the definition of a street as provided in the proposed revised edition of municipal Ordinance 19-b. Accordingly, should at some time in the future the abutting property owners on Stevens Drive desire the City to take over that access facility, it would be incumbent upon them to bring that access facility up to the construction standards specified in Ordinance 19-b, at their expense, before the City would accept it as a municipal street.

Moved by Akerman, seconded by Chick, that the application be approved subject to the recommendation of the Planning Director that if at some time in the future the abutting property owners on Stevens Drive desire the City to take over that access facility, it would be incumbent upon them to bring that access facility up to the construction standards specified in Ordinance 19-b as amended, at their expense, before the City would accept it as a municipal street. Unanimously adopted.

ITEM NO. 4: PUBLIC HEARING ON PROPOSED KNOX WOOD COMMON SUBDIVISION:

Attorney Nadeau represented the developer and introduced a representative of the CBI Corporation, Mr. Ziegler. He stated that the particular piece of land is zoned R-2b with the exception of a small piece zoned industrial. Attorney Nadeau pointed out that this area on Knox Marsh Road is quite different from the situation on the Durham Road and that it is much further out of town and less residential.

Mr. Ziegler cited the background of the CBI Corporation, telling the Board that the home office is in Boston and they are looking for possibilities of housing in New Hampshire, Maine and Vermont. He continued that he would be glad to provide any financial or business references desired.

Mr. Ziegler continued that these apartments would be built under the Government subsidized 236 program and would have a preference for military families. He explained the military classifications which would be allowed. He said that it was CBI's intent to preserve as many trees as they can. He also stated that they have not planned any parking along the road. The roadway will be 22 feet in width. Mr. Ziegler told the Board these would look like large buildings instead of a series of buildings.

The Planning Director said that answers to the sewer system problems were not anticipated until the May Meeting of the Board.

Mr. Griffin stated that when A.B. Reed Co. brings in its equipment they will use it on this stretch of sewer. He continued that the sewer problem in the area was due either to a broken stretch of pipe or a sag in the pipe. He told the Board of the techniques which will be used by Reed Co. in attempting to locate the problem. A TV camera will determine if there is a sag in the line.

Mr. Yeaton asked about the problems presented at the previous meetings. Attorney Nadeau replied that they are aiming to do everything about every problem but the sewer problem.

Moved by Akerman, seconded by Chick to refer this item to the May Meeting of the Board. Unanimously adopted.

Mr. Chick informed the Board that Mr. Henry McCrone, an abutting property owner, did not receive adequate notice of the hearing.

The Board voted to invite Mr. McCrone to its work session to be held on Thursday, April 13 to discuss the proposed development.

ITEM NO. 5: OLD BUSINESS:

a. The Board then received the final engineering plans for Pleasant Gardens Subdivision.

b. Final Plans for Arthur Davis Subdivision - Durham Road:

The Planning Director reminded the Board that preliminary approval of this subdivision has been granted and Mr. Davis has been working with the City Engineer on final aspects. The New Hampshire Water Supply and Pollution Control Commission gave approval to the use of a gravity system, and the City Engineer and the Water Supply and Pollution Control Commission don't think it would be a problem. The question of a proposed swimming pool in the R-1 portion of the property accessory to an R-2b structure was then discussed, as well as the proposed parking facilities.

Mr. Davis said that if the Board felt that he must request a variance, he would do so. The City Attorney has ruled that he must.

Mr. Yeaton wondered if Mr. Davis should have another map drawn up. The relocation of the proposed driveway was then discussed. Mr. Yeaton wondered if moving the driveway a few feet would create any problems.

Moved by Chick, seconded by Yeaton, that the plan be approved subject to the waiving of the ten day filing requirement and subject to the proper plan being filed showing no parking or swimming pools in the R-1 zone. Unanimously adopted.

c. Proposed Revision to Municipal Ordinance 19-b: Construction Specifications:

Moved by Chick, seconded by Yeaton, to hold a work session on April 13. Unanimously adopted.

ITEM NO. 6: NEW BUSINESS:

a. Communication from City Attorney re: Illegal Transfer of Property:

Moved by Chick, seconded by Yeaton, to accept the communication and place it on file. Unanimously adopted.

b. Set work session for revised Subdivision Regulations:

The Board set the date of Thursday, April 13, 1972 at 7:00 p.m. in the Municipal Courtroom as the date of its work session.

ITEM NO. 7: ADJOURNMENT:

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

Respectfully submitted,
Lois M. Schofield
Clerk