

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, June 6, 1972
7:00 p.m.
Municipal Courtroom
Municipal Building
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following were present: Frank O. Estes, Acting Chairman, Mrs. Lois M. Schofield, Clerk, Mr. R. Normand Alie, Mr. Donald E. Chick, Mr. Harry N. Griffin, Mr. Hugh C. Tuttle, 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 MEETING HELD ON MAY 2, 1972:

Moved by Alie, seconded by Mrs. Schofield, to approve the minutes as written. Unanimously adopted.

ITEM NO. 3: PUBLIC HEARING ON LIMITED SUBDIVISION OF ROBERT & LEONA ANDERSON, ASSESSOR'S MAP 30, LOT 14 ON MAPLE STREET:

Mr. Anderson was present and stated that he had previously tried to go for a variance to the Zoning Board of Adjustment. This was not granted because the land did not meet all criteria. The Andersons explained that they were now attempting to divide their existing lot into two separate lots. The existing house would be situated on the first of these two lots, said lot to contain 11,880 sq. ft. The second lot which would contain 12,937 sq. ft. would be used as the site upon which the Andersons would relocate their existing barn. The barn was subsequently to be converted to a residential structure containing three or four dwelling units.

Mr. Phillippe Morrissette, 38 Maple Street, spoke in opposition to the subdivision. He stated that he realized that the lot meets the 2,000 sq. ft. requirement. He continued that the City of Dover is in the process of going over the sewerage system on the north end. The Berry Brook, which abuts this land is one of the items being considered. Whether it will have to be widened or not, isn't known right now.

Mrs. Catsoulis, 34 Maple Street, stated that the sewerage system is bad and she was against the proposal. She also mentioned that the present tenants in the apartments created much noise disturbance.

Mrs. Schofield asked Mr. Anderson if there was a problem with sewerage in his present apartments. Mr. Anderson replied there was not. Nothing is planned to be built at present.

The Board requested that the City Engineer be asked to report on the sewer line in the area at the Board's work session to be held on June 20.

Moved by Chick, seconded by Griffin, that the Planning Director outline the testimony given to the Board on the sewer and find out when the sewer connection would be made, and request a report by the June 20 meeting from the City Engineer on the feasibility of the sewer for hooking three or four apartments into. Unanimously adopted.

ITEM NO. 4: PUBLIC HEARING ON LIMITED SUBDIVISION OF ROSE V. GRADY, ASSESSOR'S MAP 9, LOT 104, CENTRAL AVENUE AND KIRKLAND STREET:

The application was for the subdivision of Lot 104 (Parcel A and B). The lot is zoned B-2, contains 22,700 sq. ft. and fronts on Central Avenue and Kirkland Street. Mrs. Grady desires to convey Parcels B and C to Robbins Realty and to retain ownership of Parcel A. Parcel A would contain 7,653 sq. ft., and is currently occupied by the Sure Gasoline Station, who lease this property from the applicant. Parcel B would contain 15,047 Sq. ft. and is occupied by two residential structures, an auto repair facility, and a retail sign enterprise. Parcel C contains a large vacant frame warehouse.

Mr. Robert Fox, Property Management Corp., spoke representing the owner of 13 and 15 Kirkland Street. He asked what use is being planned for the land.

Mr. Pritchard stated that he could see nothing in Dover's requirements that stated that one definitely has to explain what use is to be made of the land after it is divided. He said the City has control of what use is made of the land after. He continued that this proposal is merely taking a piece of land for sale. Nothing is planned to be built.

Moved by Tuttle, seconded by Griffin, to request the Planning Director to require that the applicant submit an overlay of the submitted map indicating the location of the existing buildings on Lots A and B prior to the work session to be held on June 20th. Unanimously adopted.

ITEM NO. 5: PUBLIC HEARING ON SUBDIVISION OF MACBRO CONSTRUCTION ASSESSOR'S MAP 38, LOT 12, CENTRAL AVENUE:

Attorney Ouellette was present, representing the developer. He stated that MacBro Inc. filed an application for this subdivision in April. The lot is behind the Pizza Hut on Central Avenue, is currently vacant, is zoned B-3 and contains approximately six acres. The intent of MacBro is to build 120 apartments in four buildings. He explained the background of the Company, saying that they have built units in Manchester and Hampton. He told the Board there would be a privately owned pumping station. Mr. Dickinson and Mr. Millette were present to answer any questions the Board may have. He said the pumping station would be adequate under whatever conditions the City may require.

Mr. Chick asked what was being done about providing a private street in back. Mr. Ouellette said that the developers had not allocated any space. He said he didn't think this would be in the best interests of the City of Dover. Artist's drawings of the proposed project were displayed.

Mrs. Schofield asked how much land was in the drawing as opposed to the land proposed in Dover. Mr. Ouellette said there were five acres in the drawing and 7 or 8 acres in the overall proposal.

Mr. Yeaton asked Mr. Sheridan if he had done anything about possible utilization of that land for other commercial type uses. Mr. Sheridan said that he was simply presenting this to the Board at this time.

Mr. Michaud, Pinecrest Lane, spoke in opposition to the subdivision, bringing to attention the hazardous traffic condition in the area.

Mrs. Schofield asked how much useable land Dover has zoned for commercial land in the City of Dover. Mr. Sheridan said that the only sizable parcel is owned by Tamposi. She asked if Dover is in need of commercial land. Mr. Sheridan said it is in need of sizable parcels.

Mr. Edward Lehoullier, said he owned the industrially zoned land referred to. He said that although the land is zoned commercial, he thought the so-called retail use of this property isn't extremely practical. He felt that the property located at the Circle is by far a more suitable site for commercial development.

Mr. Frederick Pinkham, Central Avenue, said he felt before the City of Dover builds any more in that area it should take care of the traffic and water situation.

Mr. Sargent, Pinecrest Lane, said he agreed with Mr. Pinkham.

Mr. Jim Fox, spoke in favor of people who want to build apartments. He said that Dover is a metropolis as far as New Hampshire is concerned.

The Board requested Mr. Sheridan to check on the traffic, sewer and water situation and back yard requirements by the Meeting on June 20th.

ITEM NO. 6: PUBLIC HEARING ON LIMITED SUBDIVISION OF JOHN
MAGLARAS, ASSESSOR'S MAP 24, LOT 135 ON COCHECO ST.:

Mr. Sheridan explained that Mr. Maglaras seeks to divide his existing lot into two lots, one containing 13,775 sq. ft. which would remain as the site of the existing dwelling,

and the other containing 13,025 sq. ft. The applicant proposes to construct a single family house on this latter lot. Since new single family residential construction is not permitted in an I-2 zone, Mr. Maglaras will have to apply to the Zoning Board of Adjustment for an exception in order to initiate a new residential use in this zone.

The Planning Director recommended that the Board approve the application subject to:

- 1) The granting of an exception by the Zoning Board of Adjustment permitting residential construction in this I-2 zone;
- 2) Approval by the New Hampshire Water Supply and Pollution Control Commission of the sewerage system to be proposed in conjunction with the new residential house, and
- 3) Submission of a surveyor's plat of the proposed subdivision meeting the requirements of Section 4.1 of the Subdivision Regulations.

Moved by Yeaton, seconded by Chick that the subdivision be accepted without any reference to a Zoning Board of Adjustment exception but with the requirement that a surveyor's plat be submitted that substantially concurs with the map.

Moved by Chick, seconded by Tuttle to amend the motion to read and subject to approval by the New Hampshire Water Supply and Pollution Control Commission of the sewerage system to be required by any future use if said approval is required.

The original motion was then voted yes by Mrs. Schofield, Mr. Estes, Mr. Alie, Mr. Chick, Mr. Griffin and Mr. Tuttle. Mr. Yeaton voted no.

ITEM NO. 7: PUBLIC HEARING ON LIMITED SUBDIVISION OF MR. ALBERT ESTES, ASSESSOR'S MAP A, LOT 42 ON SIXTH STREET:

Mr. Sheridan explained that Mr. Estes had filed an application for the limited subdivision of Lot 42, Assessor's Map A. This lot originally contained approximately 10 acres and is zoned Agricultural. On March 7, 1972, the Board approved the subdivision of this same lot to create one lot of approximately 30,000 sq. ft. Mr. Estes is seeking to subdivide the remainder of this property by creating 13 additional lots along the Sixth Street frontage. The average lot size of these new lots would be approximately 30,000 sq. ft., and each would have a frontage of at least 100 feet. Approval for on-lot sewerage disposal systems has been received from the New Hampshire Water Supply and Pollution Control Commission.

Moved by Griffin, seconded by Chick, to approve the subdivision. Mrs. Schofield, Mr. Alie, Mr. Chick, Mr. Griffin, Mr. Tuttle and Mr. Yeaton voted in favor. Mr. Estes abstained.