

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Thursday, July 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: Acting Chairman Frank O. Estes, 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 Christopher F. Sheridan

ITEM NO. 2: APPROVAL OF MINUTES OF MEETINGS OF JUNE 6 AND JUNE 20:

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

ITEM NO. 3: PUBLIC HEARING ON LIMITED SUBDIVISION OF RAYMOND E. HOWE, SR., ASSESSOR'S MAP G, LOT 35C, OLD STAGE ROAD:

The applicant seeks to divide her holdings in the area into two separate lots. The first would contain approximately 31,000 sq. ft. and is currently the site of a single family house which has recently been placed on the market for sale. The second parcel, which is vacant, would contain approximately 1.3 acres and is to be retained by the applicant. The subdivision meets all provisions of the Zoning Ordinance and the Subdivision Regulations.

Mr. Roscoe Palmer, abutting property owner, spoke in favor of the subdivision.

Moved by Chick, seconded by Yeaton, to approve the subdivision as submitted. Unanimously adopted.

ITEM NO. 4: PUBLIC HEARING ON SUBDIVISION OF ROMEO & ANNE OUELLETTE, ASSESSOR'S MAP A, LOT 39, LONG HILL ROAD:

Mr. Ouellette planned to carve out and sell from his larger holdings a four acre parcel, which is currently the site of a trailer and a detached residential garage.

The subdivision meets all the requirements of the Zoning Ordinance and Subdivision Regulations.

Moved by Alie, seconded by Griffin to approve as submitted. Unanimously approved.

Mr. Tsimekles, an abutting property owner, said that there was a fire there after the non-conforming mobilehome was put in, which was in 1964. Mr. Chick called the Fire Department and learned that the Fire was on April 5, 1963.

ITEM NO. 5: PUBLIC HEARING ON REVISION TO SUBDIVISION REGULATIONS RE: DISCRETIONARY POWERS OF THE PLANNING BOARD:

Mr. Sheridan read the section being discussed. He told the Board that these powers are already contained in the State Enabling Legislation but are not contained in Dover's Subdivision Regulations and should be. It had been submitted to the City Attorney, who concurs with the wording and intent. Mr. Chick and Mr. Yeaton questioned the meaning of the word inimical in the proposed revision. The public hearing was then declared closed.

Moved by Chick, seconded by Alie, that a public hearing having been held that the Subdivision Regulations of the City of Dover be amended by adding the proposed Section 1.6, Discretionary Powers of the Planning Board, to them. Mr. Yeaton voted no.

ITEM NO. 6: OLD BUSINESS:

a and b: Anderson Subdivision and MacBro Subdivision:

The Board discussed the Anderson and MacBro Subdivisions together, as they both shared the same sewer line on Maple Street. The City Engineer went out to determine the elevation of the sewer line compared to the elevation of the cellar drains. None of the cellar drains were below the sewer line.

Mr. Sheridan recommended that the Board direct the City Engineer to apply to the Water Supply and Pollution Control Commission for a discharge permit for both subdivisions and also the subdivision of Fred Aziz. He said that the time limit will expire on July 20 for MacBro and he didn't expect an answer before then. He suggested that the Board ask the Council for an extension on MacBro and Anderson.

Attorney Ouellette, representing MacBro Construction Corp., stated that he had been before the Board four times already and he felt that all of the questions about this proposal have been discussed with all the departments or interested people. He said that representatives had even gone to the site with Mr. Sargent, an abutting property owner, and looked at the grade and slope. The water pressure will not be a problem nor will the traffic. He said that a business would add more traffic than these apartments. He said that the Board should grant approval of this project, subject to the approval of the Water Supply and Pollution Control Commission. He concluded that he would like to see the project approved tonight.

Mr. Yeaton asked if any thought had been given to the relocating of any of these lines to change some of the flow.

Mr. Chick felt that the City Council member of the Board should place a study of this before the next City Council Meeting.

Mr. Morrisette, Maple Street, said he felt Dover should take care of the problems it has now and not take on new ones. He told the Board that he would be willing to sponsor a resolution to extend the application.

Mr. Edward Lehouller, told the Board that the line is adequate to take care of what is being put into it and is adequate to take care of additional sewerage. The problem is on the Maple Street area and is a backup situation that can be corrected.

Moved by Chick, seconded by Yeaton that the Board request an additional 90 day time limit from the City Council on the Anderson and MacBro subdivisions at the next City Council Meeting and that the Board request the City Council to take immediate action to investigate the improvement of the sewer condition to allow for future growth including this project and that the matter be taken as expeditiously as possible to the Water Supply and Pollution Control Commission.

Mr. Griffin, Mr. Yeaton, Mr. Chick and Mr. Estes voted in favor and Mr. Alie voted against.

ITEM NO. 7: NEW BUSINESS:

The Board set a date for public hearing on the Chapman subdivision for Monday, July 17 at 7:00 p.m.

Moved by Yeaton, seconded by Griffin, to adjourn.

Respectfully submitted,

Lois M. Schofield
Clerk