

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, Aug. 1, 1972
7:30 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. Wallace I. Akerman, Mr. R. Normand Alie, Mr. Donald E. Chick, Mr. Harry N. Griffin, Mr. Leon G. Yeaton.

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

ITEM NO. 2: APPROVAL OF MINUTES OF MEETINGS HELD ON JULY 6, JULY 10, AND JULY 17, 1972:

Moved by Yeaton, seconded by Akerman to approve as written. Unanimously adopted.

ITEM NO. 3: PUBLIC HEARING ON LIMITED SUBDIVISION OF MRS. HELEN MEADER, ASSESSOR'S MAP I, LOT 7-A ON BACK RIVER ROAD:

Three residents of the area had previously telephoned their disapproval to this plan: Samuel R. & Mildred Stevens, and Robert W. Knowles. They objected primarily because they did not want apartments on Back River Road.

Attorney T. Casey Moher represented the owner.

Mr. Addleman, owner of seven acres in the area, wanted to know about the buffer zone on Durham Road, and asked about access into the development. Mr. Sheridan told him that access would be taken from Back River Road.

Moved by Yeaton, seconded by Akerman, to approve as submitted. Unanimously adopted.

ITEM NO. 4: PUBLIC HEARING ON LIMITED SUBDIVISION OF MR. PHIL CALCUTT, ASSESSOR'S MAP M, LOT 84G ON DOVER POINT ROAD:

Mr. Sheridan explained that this subdivision was to be utilized for building a single family house.

Moved by Chick, seconded by Griffin, to approve as submitted. Unanimously adopted.

ITEM NO. 5: SUBDIVISION OF CHARLES I. WHITE (APPLICATION FOR PRELIMINARY APPROVAL OF PHASE II-A OF COLONIAL PARK):

Mr. Sheridan read the City Engineer's recommendations relative to this. The Board noted that this was for 15 additional single family lots. Mr. Griffin suggested that this application be tabled. He said there was a meeting scheduled in the morning with Mr. White because there are some problems with utility installation in this subdivision.

Moved by Griffin, seconded by Alie, to table this until after the meeting with Mr. White on August 2, 1972. Unanimously adopted.

ITEM NO. 6: NEW BUSINESS:

- a. Communication from Attorney Galanes re: Extension of Preliminary Approval of Sweeney Tract:

Moved by Chick, seconded by Mrs. Schofield, to extend the time limit under the same restrictions and requirements as previously reported. Unanimously adopted.

Mrs. Mary White, asked the Board if all questions had been cleared up as far as the two engineers were concerned. Mr. Chick told her that it wasn't cleared up to the satisfaction of the subdivider. He said that between the City Engineer and Green Engineering, there has been quite a bit of Study on this. They came to the conclusion that because the water pipes would connect Court Street with Henry Law Avenue, actually it would give an additional supply of water and the water situation would be better than currently existed.

- b. Establish date for work session with Lord-Wood/Larson Associates:

Mr. Sheridan told the Board that the consultants want to establish a working meeting with the Planning Board, Health Officer and/or any other appropriate City official to acquaint the City with the nature of the proposal. After the work session they would apply to the Zoning Board of Adjustment for an exception as a mobilehome park.

Mr. Yeaton thought that Lord-Wood Larson should apply for a variance prior to coming to the Board.

Moved by Alie, seconded by Mrs. Schofield, that Lord/Wood Larson apply for a variance from the Zoning Board of Adjustment before coming to the Planning Board. Unanimously adopted.

ITEM NO. 7: OLD BUSINESS:

- a. Driveway Ordinance:
b. Ordinance 19-B:

Moved by Chick, seconded by Akerman, that Mr. Yeaton be requested to submit the Driveway Ordinance and Ordinance 19-b at the next regular City Council meeting. Unanimously adopted.

c. Proposed Revision to Zoning Ordinance:

Mr. Yeaton said that the word "develop" in the text bothered him. He felt maybe another word would be better used.

The parking space requirements and use regulations were discussed.

Mr. Sheridan said an apartment occupancy report is being worked on in the Board's office now.

Moved by Chick, seconded by Yeaton, that the Planning Director investigate all points brought out and report back to the Board at its meeting on August 15. Unanimously adopted.

d. Resubdivision of Garrison Hill Manor:

Attorney Galanes brought these plans in, which had never gone through the Planning Board. He said he was simply trying to get a ratification of what had in fact occurred.

Moved by Yeaton, seconded by Griffin that the plan be ratified.

Moved by Chick, seconded by Alie that the motion be amended to refer to the Planning Director to consult with the City Attorney as to the legalization of ratification. Unanimously adopted.

A work session was set for Aug. 15 for the proposed Subdivision Regulations.

ITEM NO. 8: ADJOURNMENT:

Moved by Griffin, seconded by Mrs. Schofield, to adjourn. Unanimously adopted.

Respectfully submitted,

Mrs. Lois M. Schofield
Clerk