

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, September 5, 1972
7:00 p.m.
Municipal Courtroom
Municipal Building
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following were present: Vice-Chairman R. Normand Alie, Mrs. Lois M. Schofield, Clerk, Mr. Wallace I. Akerman, Mr. Leon G. Yeaton, Mr. Donald E. Chick and Mr. Harry N. Griffin.

Also attending were Planning Director Christopher F. Sheridan and members of the public.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETINGS HELD ON AUGUST 1, AND AUGUST 15, 1972:

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

ITEM NO. 3a: PUBLIC HEARING ON LIMITED SUBDIVISION OF MR. GEORGE PRESCOTT, LOT 92, ASSESSOR'S MAP M ON BACK RIVER ROAD:

Mr. Towle, an abuttor, asked to see the plans. There was no other commentary from members of the public.

Moved by Chick, seconded by Yeaton, to grant final approval as submitted. Unanimously adopted.

ITEM NO. 3b: APPLICATION OF MICHAEL SPINELLI FROM SUBDIVISION OF LOT 43-B, ASSESSOR'S MAP 25 ON PORTLAND AVENUE:

Mr. Nadeau presented the plans for Mr. Spinelli's subdivision, and explained that his client had already obtained a variance from the Zoning Board of Adjustment to utilize the R-1 portion of this lot for multi-family housing construction.

There were no comments raised on this application from the members of the public.

Moved by Chick, seconded by Yeaton, to grant preliminary approval to this application, subject to developer's compliance with the recommendations of the City Engineer and the Planning Director, and subject to approval by the Water Supply & Pollution Control Commission of a discharge permit. Unanimously adopted.

ITEM NO. 3c: PUBLIC HEARING ON APPLICATION OF PAUL MCQUADE FOR SUBDIVISION OF LOT 43, ASSESSOR'S MAP 25 ON PORTLAND AVENUE:

There were no comments made concerning this application by members of the public.

The applicant had not yet submitted his engineering drawings for review by the appropriate city departments and, accordingly, no action was taken on this item.

ITEM NO. 3d: PUBLIC HEARING ON APPLICATION OF MR. HEINIE MERRILL FOR THE FURTHER SUBDIVISION OF LOT 41, ASSESSOR'S MAP H ON KNOX MARSH ROAD:

Mr. Nadeau presented the plans for this application.

There were no comments made by members of the public concerning this project. Discussion was held concerning improvements to the intersection where Westgate Drive meets Route 155.

Moved by Yeaton, seconded by Akerman, to grant preliminary approval to this application, subject to compliance with the recommendations of the City Engineer, subject to the installation of open space facilities adjoining lots 16 through 18, and subject to approval of the sewerage proposals by the Water Supply & Pollution Control Commission. Unanimously adopted.

ITEM NO. 3e: PUBLIC HEARING ON THE APPLICATION OF DRUKER CORPORATION FOR SUBDIVISION OF LOT 9, ASSESSOR'S MAP 38 ON THE "MIRACLE MILE":

The plans for this project were presented by Mr. Norton Simes of McKenna Associates Engineering.

There were no comments made in connection with this application by members of the public.

Moved by Chick, seconded by Yeaton, that the City Engineer be requested to apply to the Water Supply & Pollution Control Commission for a discharge permit allowing this project to tie into the existing sewer line on Central Avenue. Unanimously adopted.

Extended discussions were held concerning the forthcoming recommendations on traffic in this area from the State Highway Department.

Moved by Chick, seconded by Akerman, to grant preliminary approval to this application subject to:

1. Compliance with the recommendations of the City Engineer;
2. Granting of variance by the Zoning Board of Adjustment for the creation of a lot with less than the required minimum width;

3. Any future revisions necessitated by the recommendations of the State Highway Department concerning traffic in this area, such recommendations to be submitted to the Board by the Planning Director upon their receipt.

4. Subject to a stipulation that no approval or disapproval of sewer and water service outside of Dover is included or implied in this Board action.

Unanimously adopted.

ITEM NO. 4a: APPLICATION OF LURAY F. RICHARDSON, TRUSTEE, TSIENNETO REALTY TRUST FOR RESUBDIVISION OF GARRISON MANOR ON HIGH RIDGE DRIVE:

Moved by Yeaton, seconded by Akerman, that such application be granted final approval as submitted. Unanimously adopted.

ITEM NO. 4b: APPLICATION FOR SUBDIVISION BY CHARLES WHITE FOR PHASE II-A OF COLONIAL PARK:

Moved by Chick, seconded by Yeaton, to notify applicant that based upon report of the Public Works Department that utilities in the adjoining section of this project have not been properly inspected that the Board will defer action on this application until its next regular meeting.

The Board also requests the presence of the applicant at a work session to be held September 18, 1972 at 7:30 p.m. in the Municipal Courtroom.

Unanimously adopted.

ITEM NO. 4c: APPLICATION FOR SUBDIVISION BY MACBRO, INC. ON CENTRAL AVENUE:

Moved by Chick, seconded by Akerman, to grant preliminary approval to this application subject to:

1. Conformance with the recommendations of the City Engineer as previously submitted to the developer's engineer;

2. A stipulation that the road system in this project serve no use in Rollinsford other than as a means of access to parking and recreation facilities intended solely for the tenants of the project;

3. That the City Attorney be requested to formalize a legal resolution to be adopted at the time of final approval relative to this road system restriction;

4. That none of the terrain or vegetation above the crest of the existing bank to the northwest of this project be disturbed;

5. A stipulation that the forthcoming recommendations of the State Highway Department be considered by the Board prior to the granting of final approval;

6. The execution of a legally binding agreement concerning developer's ownership of the sewer lift station and his responsibility for any municipal cost incurred in connection therewith.

ITEM NO. 4d: APPLICATION OF MR. ANDERSON FOR SUBDIVISION OF LOT 14, ASSESSOR'S MAP 30 ON MAPLE STREET:

Moved by Chick, seconded by Yeaton to grant preliminary approval to this application, subject to certification by the City Engineer of the adequacy of the Maple Street sewer line in this vicinity.

ITEM NO. 5: NEW BUSINESS:

The Board established Monday, September 18 at 7:00 p.m. as the date for their next Work Session.

ITEM NO. 6: ADJOURNMENT:

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

Respectfully submitted,

Lois M. Schofield
Clerk