

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, December 5, 1972
7:30 p.m.
Municipal Courtroom
Municipal Building
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following were present: Chairman Frank O. Estes, Clerk Mrs. Lois M. Schofield, Mr. Donald E. Chick, Mr. Harry N. Griffin, Mr. Paul E. Hale, Mr. Hugh C. Tuttle, Mr. Leon G. Yeaton.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETINGS HELD ON NOV. 7, NOV. 21 AND NOV. 29.

Moved by Yeaton, seconded by Griffin to approve as written.

Moved by Hale, seconded by Griffin, to amend the minutes of Nov. 29 to include Mr. Yeaton in place of Mr. Alie. The motion and the amendment were then both unanimously adopted.

ITEM NO. 3: PUBLIC HEARING ON SUBDIVISION OF LOT 1N, ASSESSOR'S MAP I BY MRS. IRENE YORK ON GARRISON ROAD.

Mr. Sheridan informed the Board that Mrs. York plans to sell a 5 acre parcel of land upon which a single family house is to be built.

Moved by Chick, seconded by Griffin, to approve subject to plan being amended to show the fifty foot right of way for a possible future proposed street at the location mentioned by Mrs. York, and that said r.o.w. be so labelled on the map. Unanimously adopted.

ITEM NO. 4: DISCUSSION WITH REPRESENTATIVES OF ENVIRONMENTAL HOUSING ASSOCIATES RE: CURB REQUIREMENTS.

Attorney Ouellette asked that since approval of this project was granted before a revised Ordinance 19-b was passed, and it was standard practice for the Board to waive the requirement for Portland cement curbs in the past, and that the approved plan showed bituminous curbs, that the Board recommend to City Council that his clients be permitted to utilize such curbs.

A lengthy discussion ensued.

Moved by Chick, seconded by Yeaton, that the Planning Director be requested to write a report to the City Council indicating the facts of the case and indicating the Planning Board's recommendation that the City Council waive 19-b to permit bituminous curbs in this development, subject to the first 90 feet being slope granite by prior agreement with the developers.

Mrs. Schofield said she would like to have the City Attorney's opinion. On Roll Call vote, Mrs. Schofield opposed the motion and all others voted in favor.

Moved by Chick, seconded by Tuttle that the Planning Director prepare a resolution for the signature of the City Council Representative of the Board to be presented at the next City Council Meeting, which would waive the requirements of Ordinance 19-b for Portland cement curbs in this case.

Unanimously adopted.

ITEM NO. 4-b: JENSEN MOBILHOME PARK.

Mr. Jensen was present, together with his Consulting Engineer Mr. Larson

Mr. Sheridan read the eight conditions upon which preliminary approval was granted, and noted item by item that they had all been resolved, or met.

Moved by Yeaton; seconded by Hale that final approval be granted subject to receipt of the approval of the N. H. Water Supply and Pollution Control Commission; subject to execution of a contract specifying ownership and maintenance responsibilities of the sewer lift station; and subject to receipt of the performance bond which may be done on a sectional basis.

Moved by Chick, seconded by Yeaton, to amend the motion to read that final approval be granted with the understanding that rubbish collection, street lights and maintenance of all utilities be at the expense of the developer, and that the Planning Director report to the Planning Board on the date that this plat is filed, together with a copy of all of the conditional requirements for the Planning Board record and that the plan be approved with the understanding that no permits for location of mobilehomes will be granted in any phase for which a bond has not been approved by the Planning Board.

The amendment and the amended motion were then both unanimously adopted.

ITEM NO. 5: SIGN REVISION TO THE ZONING ORDINANCE.

Moved by Yeaton, seconded by Tuttle, that the Board return this to the City Council with the recommendation that it not be passed. From an aesthetic standpoint, the Board feels that it would be a blight on the community to allow these to go throughout the community, in addition to which attempts to enforce this would be cumbersome and difficult.

Unanimously adopted.

ITEM NO. 6: BUDGET FOR 1973:

Moved by Yeaton, seconded by Mrs. Schofield, that the Board approve the budget and submit to the City Manager. Mr. Chick abstained from voting and all other members voted in favor.

Moved by Yeaton, seconded by Mrs. Schofield, to adjourn.

Unanimously adopted.

Respectfully submitted

Lois M. Schofield
Clerk