

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Monday, July 27, 1970
7:30 p.m.
Municipal Courtroom
Dover, New Hampshire

ATTENDING:

Mr. Raymond A. Bourque, Secretary; Mr. Wallace I. Akerman, Mr. Donald E. Chick, Mr. Frank O. Estes, Mr. John H. Sowerby.

Also attending were: Mr. Raymond A. Ouellette, Attorney for Mrs. Barbara Hutchins, Mr. Richard M. Flynn, John G. Nossiff, Mr. Wm. McKone, Mr. Hugh McMahon.

ITEM NO. 1: LIMITED SUBDIVISION OF PROPERTY OWNED BY BARBARA J. HUTCHINGS, DOVER POINT ROAD (LOT 103-103A) -- 7:30 p.m.:

Mr. Raymond R. Ouellette, Attorney, represented Mrs. Hutchings. He explained that the lot between Hutchings and Elkerton be divided for protection for each. He stated that he was in favor of such.

The Board then closed the discussion for the time being.

ITEM NO. 2: LIMITED SUBDIVISION OF DAVID-FLYNN, INC. (Lot 12-84) 51-53-55 SUMMER STREET -- 7:45 p.m.:

Mr. Richard Flynn appeared and stated he was in favor of the subdivision. He stated that he wants to subdivide so that he will only have to tie up one piece of lot at a time. He continued that he wants two property lines.

Mr. Michael Nadeau stated that the property was deeded to Flynn as one lot.

Mr. Flynn said that the City Engineer stated that the lot is not substandard.

John G. Nossiff stated that he was in favor.

Mr. Wm. McKone, abutter on Belknap Street stated that he was not objecting but asked what substandard meant.

Mr. Chick explained the meaning of substandard and said that Mr. Flynn could sell property in separate parcels.

Mrs. McKone asked if the land could be sold.

Mr. Chick explained to those present the new State law requiring public hearings on limited subdivisions. He continued that there must now be public hearings on subdividing land on an existing street, whereas before one only needed a public hearing for subdivisions on a non-existing street.

Mr. Flynn explained the subdivision at length.

The McKone's questioned what Mr. Flynn intended to do with this lot. Mr. Flynn assured those present that nothing harmful would be put on this lot.

The Board then closed discussion on this item for the present time.

ITEM NO. 3: AMENDMENT TO LIMITED SUBDIVISION AMENDMENT:

Moved by Bourque, seconded by Estes, to wait until the new Planning Director arrives before acting on this amendment. Unanimously adopted.

ITEM NO. 4: SUBDIVISION OF MR. MCMAHON:

Mr. McMahon was present to explain the situation. A discussion followed. In this discussion, Mr. McMahon questioned if the Board could zone so that it would not cause any hardship.

Moved by Sowerby, seconded by Chick, to accept the subdivision with the stipulation that Mr. McMahon move the garage on the lot within a reasonable time so that Mr. McMahon could contact the Zoning Board of Adjustment to question Article 5.2 re: hardships.

After lengthy discussion of the matter, Mr. Sowerby and Mr. Chick retracted their motion and the following motion was made.

Moved by Chick, seconded by Estes, to request the City Attorney to give an opinion as to whether a line between Lots B & C stays 10 feet from the garage and leaves more than 16,000⁴ft. in Lot C. Would this be legal under the Zoning Ordinance? Unanimously adopted.

It was requested that he report back before the Aug. 3 Meeting. The Item is to be on the Agenda for the Aug. 3 Meeting.

RETURN TO ITEM NO. 1: HUTCHINGS:

Moved by Chick, seconded by Bourque, that two 50 foot lots be added to existing lots of Hutchings and Elkerton. Unanimously adopted.

RETURN TO ITEM NO. 2:

Moved by Chick, seconded by Bourque, that the City Engineer discuss the matter with the City Attorney for legal steps the Board could take. Unanimously adopted.

ITEM NO. 5: NEW BUSINESS:

Moved by Chick, seconded by Bourque, to accept the City Attorney's Communication on Sumner Davis Lane and place on file. Unanimously adopted.

Regarding the limited subdivision of Miss Jennie Hasty, the Board noted that the plan was not exactly correct.

Mr. Sowerby stated that Mr. Robert McKenna of McKenna Associates was researching the 20 ins. of her land sold to John Doe that's not shown on the map.

Mr. Sowerby stated that he would speak with her Attorney, Mr. Yeaton, and request a proper map be forwarded for the Aug. 3 Meeting.

Moved by Bourque, seconded by Estes, to adjourn.

Respectfully submitted,

Raymond A. Bourque
Clerk

RAB:c