

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Wednesday, September 16/70
7:00 p.m.
Municipal Courtroom
Municipal Building
Dover, New Hampshire

ITEM NO. I: ROLL CALL:

Vice-Chairman R. Normand Alie, Secretary Raymond A. Bourque, Wallace I. Akerman, Donald E. Chick, Armand J. Dimambro, Frank O. Estes, Hugh C. Tuttle, John H. Sowerby.

Also attending were Mr. John Taylor (Stock Subdivision) Mr. Pindrus and Mr. Brennan (Brennan Subdivision), Mr. Patrick Cragin (Olde Madbury Lane Apartments), Mr. Donald A. Prescott (Donald Prescott Subdivision and George Prescott Subdivision), Mr. Robert Martel (Martel Subdivision), Mr. Pearson (Avis Pearson Subdivision), Mr. Vinton Yeaton (Attorney for Heirs of Clyde Whitehouse).

ITEM NO. 2: LIMITED SUBDIVISION OF FREDERICK STOCK, LOT G-7:

Mr. John Taylor was present and he stated that he was interested in buying a piece of property and tearing down a barn which is now located on said property.

There was no-one to speak in opposition and no other comments were made.

ITEM NO. 3: LIMITED SUBDIVISION OF MRS. AVIS PEARSON, LOT L-46:

Mr. Pearson, son of the Applicant, was present to speak in favor of the Subdivision. He stated that he was simply splitting one lot down the middle.

No-one spoke in opposition and no other comments were made.

ITEM NO. 4: LIMITED SUBDIVISION OF MR. BERNARD BRENNAN, LOT 38-23C:

He stated his intentions regarding the lot. No-one appeared in opposition and no other comments were made.

ITEM NO. 5: LIMITED SUBDIVISION OF OLD MADBURY LANE APTS., PHASE III:

Mr. Patrick Cragin appeared and told the Board that he wished to transfer a piece of Lot 4 to Lot 5 because he didn't want to get the building too close to the parking lot.

No-one appeared in opposition to this subdivision and no other comments were made.

ITEM NO. 6: LIMITED SUBDIVISION OF DONALD A. PRESCOTT,
LOT 32-14:

Mr. Prescott appeared before the Board and stated that at the present time he wished to sell the original house with one house lot and that later he will come back for another subdivision. He stated that he had a buyer now and he was asking to subdivide this portion off.

The Board questioned if they could approve the subdivision subject to the submittal of a plan showing 100 feet on Fourth Street.

Mr. Sturrock, abutter on Fourth Street, asked Mr. Prescott if there would be many houses put up in the field.

Mr. Prescott stated that this property will be surveyed by G. L. Davis Associates and will meet the existing building requirements which require 10,000 sq. ft. per lot. He continued that these lots are not all sold as yet.

No-one further spoke in reference to this subdivision.

ITEM NO. 7: LIMITED SUBDIVISION OF ROBERT L. MARTEL,
LOT F-10:

Mr. Martel was present and stated what he wished to do. No-one else spoke in favor or in opposition.

ITEM NO. 8: LIMITED SUBDIVISION OF HEIRS OF CLYDE L. WHITEHOUSE
ESTATE:

Attorney Yeaton, Representative of the Estate, spoke in favor of the subdivision. He stated that this was being sold to the Green family to square off their lot. No-one else spoke in favor or in opposition to the subdivision.

ITEM NO. 9: LIMITED SUBDIVISION OF GEORGE S. PRESCOTT, LOT
J-18:

Mr. Prescott stated that he was taking Plot B and C and then dividing into two parts with over an acre sq. footage per lot. No-one else spoke either in favor or in opposition to the subdivision.

ITEM NO. 10: OLD BUSINESS:

- a. Meeting with Attorney Ouellette regarding
Jensen's, Inc. petition to the City Council:

Attorney Ouellette explained that what Jensen proposed was pre-fab mobilehome parks. He continued that if the Board would like to meet with representatives of the Company, he could arrange it.

He stated that the previous Planning Director, James Harrow, was against such a development but upon seeing such was very much impressed. He showed pictures of same.

Moved by Chick, seconded by Tuttle, that the motion made at the previous meeting (September 8, 1970) be rescinded and that the Planning Board recommend that the City Council approve the request of Jensen, Inc. subject to the approval of the City Engineer and the City Attorney and all City and State Regulations and provided that the City immediately undertake an overall sewer study of the Dover Point area and provided that the sewage treatment installation meets all regulations stated above. Unanimously adopted.

RETURN TO SUBDIVISIONS:

ITEM NO. 2: LIMITED SUBDIVISION OF FREDERICK STOCK, LOT G-7-f:

Moved by Bourque, seconded by Tuttle, to accept as proposed subject to the demolition of the barn and shed located on the property. Unanimously adopted.

ITEM NO. 3: LIMITED SUBDIVISION OF MRS. AVIS PEARSON, LOT L-46:

Moved by Akerman, seconded by Tuttle, to approve as proposed.

ITEM NO. 4: LIMITED SUBDIVISION OF MR. BERNARD BRENNAN:

Moved by Tuttle, seconded by Bourque, to approve as proposed. Unanimously adopted.

ITEM NO. 5: LIMITED SUBDIVISION OF OLD MADBURY LANE APTS.:

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

ITEM NO. 6: LIMITED SUBDIVISION OF DONALD A. PRESCOTT,
LOT 32-14:

Moved by Akerman, seconded by Bourque, to approve subject to the requirement of 100 foot frontage on Fourth St. Unanimously adopted.

ITEM NO. 7: LIMITED SUBDIVISION OF ROBERT L. MARTEL, LOT F-10:

Moved by Akerman, seconded by Estes, that it be approved subject to acceptance of a drawing which would be suitable for registry at the Strafford County Registry of Deeds. Unanimously adopted.

ITEM NO. 8: LIMITED SUBDIVISION OF HEIRS OF CLYDE L. WHITEHOUSE:

Moved by Tuttle, seconded by Bourque, to accept the subdivision as submitted. Unanimously adopted.

ITEM NO. 9: LIMITED SUBDIVISION OF GEORGE S. PRESCOTT, LOT J-18

Moved by Tuttle, seconded by Bourque, to approve subject to receipt of a plan suitable for registry at the Strafford County Registry of Deeds. Unanimously adopted.

ITEM NO. 11: NEW BUSINESS:

- a. Communication from Attorney Nadeau regarding the legality of the David-Flynn Subdivision:

The Board received the communication from Attorney Nadeau stating that in his opinion this was legal.

Moved by Bourque, seconded by Sowerby, to approve as submitted. Unanimously adopted.

- b. Communication from City Clerk requesting the Board's opinion on the Central Avenue rezoning issue:

Moved by Tuttle, seconded by Bourque, that the Board request an extension of time in order to further study the issue (Ordinance 8-70). Unanimously adopted.

- c. Receipt of Application for subdivision of Mrs. Muriel McDuffee:

Moved by Sowerby, seconded by Tuttle, to hold the public hearing at 7:30 p.m. on Tuesday, October 6, 1970 in the Council Chambers at City Hall. Unanimously adopted.

- d. Adjournment:

Moved by Estes, seconded by Bourque, to adjourn. The Meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Raymond A. Bourque
Clerk

AOB:c