

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, Oct. 27, 1970
6:30 p.m.
Council Chambers
City Hall
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following were present:
Vice-Chairman R. Normand Alie, Secretary Raymond A. Bourque,
Messrs. Wallace I. Akerman, Donald E. Chick, Armand J.
Dimambro, Frank O. Estes, Hugh C. Tuttle, John H. Sowerby.

ITEM NO. 2: LIMITED SUBDIVISION OF GREGORIOS AND HELEN
KOUTRELAKOS, LOT #143, ASSESSOR'S MAP 27:

Judge William E. Galanes represented the petitioner, stating that the purpose of the subdivision was to convey a small piece behind Park Street in exchange for the giving up of the right-of-way. He stated that the purpose is to get rid of the right-of-way.

Mr. Sowerby questioned the buildings on the property. Judge Galanes stated that the buildings are going to be razed.

Judge Galanes asked that the Board waive the topographical, technical and utility plans and preliminary and final approval as required by the subdivider or developer.

Mr. William Dickinson stated that he was in favor, as did Judge Galanes and Lawrence Rosenthal.

No-one appeared in opposition.

ITEM NO. 3: LIMITED SUBDIVISION OF LOT # 36 ON ASSESSOR'S
MAP G:

Judge Galanes appeared for the petitioners, Peter and Olga Theodore. He stated that this is a subdivision only in the sense that Ernest and Vasilike Theodore want to convey a house lot to their son and daughter-in-law, said lot more particularly shown on plan but in no way indicating a desire to create a development.

Mr. Chick asked if this was creating a substandard lot. Judge Galanes answered no.

No-one else spoke either in favor or against such subdivision.

Judge Galanes asked that the Board waive the topographical, technical and utility plans and preliminary and final approval as required by the subdivider or developer.

ITEM NO. 4: LIMITED SUBDIVISION OF HENRY I. AND EVELYN MAE TINKER, LOT 26 ON ASSESSOR'S MAP 13:

Judge Galanes appeared in behalf of the petitioner. He stated that this was a technical subdivision rather than a subdivision for development, the purpose being to convey to Loren and Joan Preston land, originally a portion of the Estate of George F. Tinker and now owned by Harry I. and Evelyn Mae Tinker, so that the northerly boundary of Preston will be continued from its present westerly terminus to land now owned by McIntosh College, Inc. He presented plans on such and asked that the Board waive the topographical, technical and utility plans and preliminary and final approval as required by the subdivider or developer.

Upon question by Mr. Dimambro, Judge Galanes answered that he was splitting the center line and making a substandard lot standard.

No-one appeared in favor or opposition to either lot.

ITEM NO. 5: LIMITED SUBDIVISION OF LOTS A & B (GARRISON PLAZA):

Mr. Leon Yeaton appeared regarding the subdivision. He stated that the reason for this subdivision was that Richardson-Webb Agency, Inc. was purchasing the entire Berry property and a piece of Tamposi's property on which they wish to build a new office. It was noted that the property is now zoned B-3.

No-one appeared in opposition to the subdivision.

ITEM NO. 6: CENTRAL AVENUE REZONING: PUBLIC HEARING:

Mr. Tuttle then was appointed as Acting Chairman. He called the public hearing to order and stated that he would like to hear from those in favor and then those in opposition. He requested that a person speak once and then wait until those against could have a chance to speak before speaking again.

Mr. Arthur Grimes, 250 Dover Point Road, owner of property at 595 Central Avenue, stated that he felt it should be changed to business.

Mr. George Mourgenos, 9 Milk Street, stated he was in favor of such stating that he felt it would help the tax rate.

Mrs. LaBonte, 1 Milk Street, stated that she was in favor of the proposal.

Mrs. LeBlanc, 88 New York Street, stated that she was in favor of such.

Mayor John Maglaras, 67 Cochecho Street, stated that he was appearing in behalf of Mr. Andrew Courteau and he wanted to relate to the Board that a few years ago when the Council rezoned the area, he bought it with the hope that the Planning Board would some day return back to commercial.

Mrs. Irene York, Garrison Road, stated that she was appearing in behalf of a couple of clients who live in this area who have requested commercial zoning. She stated that these client's property is completely obsolete from the area it was zoned for.

Mr. Tuttle then read a letter from Attorney Joseph P. Nadeau, representing his father, and stating that it was a good idea to rezone this land as commercial and that it was probably even a better idea to go as far back as 200 feet instead of only 150 feet.

Acting Chairman Tuttle then asked for those in opposition to the proposed rezoning to be heard.

Mr. Lawrence Rosenthal, questioned the 150 feet setback towards Park Street. He questioned that in the event that a commercial business bought a lot and did not have sufficient frontage could the abutters be forced to sell some of their land.

Mr. Tuttle stated that nothing could be forced upon an abutter if he didn't wish to sell.

Mr. Turgeon, 69 Milk Street, stated that he was opposed to the proposed rezoning.

Mrs. Mary Lawless, Central Avenue, stated that she was opposed to the rezoning and stated that she was satisfied with the way things are and sorry to feel that business has to extend into residential sections. She stated that in her opinion it should remain residential for people who do not own cars, etc. She asked if the rezoning could have any influence in regard to the frontage value. She asked if making it B-3 could increase the valuation. Mr. Chick answered that this was a matter to be discussed with the City Assessor Mr. Colbath.

Mr. Malo, 27 Mt. Vernon St., stated that he was in opposition and he didn't see any reason to change the zoning.

Mr. Dickinson, stated that he was opposed to the rezoning. He asked if anyone has given any thought to rezoning from Park Street to Mt. Vernon St.

Mrs. Lawless and Mr. Rosenthal then both spoke very much in opposition to the rezoning.

The hearing was then closed.

ITEM NO. 7: NEW BUSINESS:

Mr. Donald A. Prescott then brought in revised plans of his property on Fourth Street (Presward Inc.).

Moved by Chick, seconded by Dimambro that the Board hold their next meeting on Thursday, November 5 at 7:00 p.m. in the Council Chambers at which time to Board could take up among other things, the Central Avenue rezoning issue. Unanimously adopted.

Mr. Sowerby then stated that Mr. Merrill of Westgate wanted to meet with the Board at their next meeting.

The Board then acted upon the subdivisions of that evening:

(1) LIMITED SUBDIVISION OF GREGORIOS KOUTRELAKOS:

Moved by Tuttle, seconded by Chick, that the request be granted with provisions for the elimination of topographical survey, technical and utility plans and preliminary and final approval as required by the subdivider or developer. Unanimously adopted.

(2) LIMITED SUBDIVISION OF LOT #36 ON ASSESSOR'S MAP G:

Moved by Tuttle, seconded by Bourque, that the subdivision be approved with provisions for elimination of topographical survey, technical and utility plans and preliminary and final approval as required by the subdivider or developer. Unanimously adopted.

(3) LIMITED SUBDIVISION OF HENRY I. AND EVELYN MAE TINKER, LOT 26 ON ASSESSOR'S MAP 13:

Moved by Chick, seconded by Dimambro to accept as presented with provisions for elimination of topographical survey, technical and utility plans and preliminary and final approval as required by the subdivider or developer. Unanimously adopted.

(4) LIMITED SUBDIVISION OF LOTS A & B (GARRISON
PLAZA):

Moved by Chick, seconded by Bourque, that the plans be approved as submitted. Unanimously adopted.

ITEM NO. 8: ADJOURNMENT:

The Board adjourned at 8:30 p.m.

Respectfully submitted,

Raymond A. Bourque
Secretary