

Item no 3

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, November 17, 1970
7:00 p.m.
Council Chambers
Municipal Building
Dover, New Hampshire

ITEM NO. I: ROLL CALL:

On Roll Call the following were present: Vice-Chairman R. Normand Alie, Secretary Raymond A. Bourque, Donald E. Chick, Frank O. Estes, Hugh C. Tuttle.

Also attending were Mr. Donald A. Prescott, Mr. William Ward, Mr. Grant Davis, Mr. Harold MacKenzie, Mr. William Rizzo of Metcalf & Eddy.

ITEM NO. 2: PUBLIC HEARING ON PRESWARD, INC. (LAND OF DONALD A. PRESCOTT - ASSESSOR'S LOT 32-14, FOURTH STREET):

Mr. Donald Prescott was present, together with his engineer, Mr. Grant Davis. He explained that he proposed 10 houses with the price range in the vicinity of \$17,000 to \$18,000 in the Fourth Street area. He stated that these homes would be good homes with full cellars and that all building requirements will be met. He continued that the street will be an accepted street, and that City sewer and water would be provided. He stated that he didn't intend to build the homes identically the same. He continued that he would have a model home and that the houses would be built with customers in mind. He stated that utilities would be overground. He stated that the street would be bonded and then submitted for acceptance by the City.

Vice-Chairman Alie asked if anyone wished to appear in favor of the application.

Mrs. Mary Lane, stated that she was in favor of the application but was concerned about the additional traffic on Fourth Street as a result of the proposal. She stated that she was also concerned about the lack of sidewalks. She stated that she would like to go on record as for the application if the City would guarantee the safety of pedestrians.

Mr. Tuttle expressed concern with the lot frontage of Lot 10. Mr. Davis answered that there is over 10,000 sq.

feet in the lots.

Mr. Ernest Lane, stated that he was in favor of the housing proposal. He continued that he was concerned about the sewerage line on Fourth Street. He stated that his pipes broke last summer. He wondered if it was adequate enough to handle 10 additional houses. He mentioned that sidewalks were also a problem. He was assured that sidewalks and sewer situation will be taken into consideration.

The Planning Board then noted comments submitted by the Public Works Department concerning this subdivision.

In response to the questions submitted, Mr. Davis answered that the sq. ft. area of each lot will be shown on the final plan and that property boundaries would be shown on lots 8, 9 and 10. He stated that there is an extra 10 feet which can either be deeded to the City or to the Millers after the grading has been done. He continued that he would show the street names, bearing and distances on all property lines on the final plan. Mr. Davis then asked who was supposed to submit the plans to the Water Supply and Pollution Control Commission. He stated that he could submit them or the City could. Mr. Chick agreed to get together with Mr. Davis on the following day to determine such. With respect to the question on the adequacy of the 12" sewer pipe, Mr. Davis stated that this was the same size which handled Woodman Park, Industrial Park, etc. and there seems to be no particular problem with this size sewer. Mr. Davis stated that stone bounds would be indicated at the prescribed located required in the subdivision requirements on the final plan. On the questions concerning the adequacy of two proposed catch basins on Fourth Street, Mr. Davis answered that the drainage we had to concern ourselves with is the drainage from the left hand side going in. He felt that the proposed catch basins would take care of what comes down Fourth Street.

Mr. Alie stated that he understood there were problems of ice in the wintertime. Mr. Davis answered that this was true but that the pine trees were going to be taken care of as they were the problem. He stated that they could put in a third catch basin up the street a little way but he felt the City should provide the extra catch basin to take care of what is coming down Fourth St. He stated that the area isn't big enough to require another catch basin.

It was noted that the north arrow on the proposed plan is reversed and pointing south. Mr. Davis stated that this was just an embarrassing thing that shows up once in a while.

Mr. Davis stated that he would put in the area of the tract on the print to the nearest tenth of an acre. Mr. Davis stated that there were no deed restrictions on the property and that the Zoning Regulations would take care of everything they want. He stated that the zone was all right. The next question stated that the profile of the road proposed a 6% grade within 200 feet of Fourth St. It was noted that this is in violation of the Subdivision Regulations of 3% within 200 feet of a main road. Mr. Davis stated that the question on this is if Fourth Street is a main road. He continued that if he should go to a 3% grade for 200 feet from Fourth Street, he would have to cut an additional 6 feet and that would be impractical on this lot. He continued that this would require that the whole subdivision would have to be re-designed completely and would have to run along the brook. He noted that if it is considered that Fourth Street is a main road, he would like to request a waiver. The Board agreed to get an opinion from the City Attorney on the status of Fourth Street as a main road.

Mr. Davis then requested a waiver of the 6% grade and suggested that it would be feasible to put one catch basic half way up the street on the high side if it seems desirable.

Moved by Tuttle, seconded by Bourque, to meet on Thursday Morning, November 19 at 8:30 a.m. in the Council Chambers regarding this subdivision. Unanimously adopted.

ITEM NO. 4: MEETING WITH METCALF & EDDY:

Mr. William Rizzo, Transportation Planner for Metcalf & Eddy, was present. Mr. Rizzo stated that he was involved in the circulation plan of the Comprehensive Plan. He continued that what he was discussing that evening was preliminary.

Mr. Rizzo evaluated the conditions under which these studies were prepared. He stated that the TAMS Report was most helpful. He continued that he had a two-fold approach to his study. The first was the existing problem solution approach in evaluating traffic problems of the City now, and the second was to look into the long-range needs in the City. He stated that he considered these long-range needs to be what would be expected at the saturated point of Dover's history. He stated that he was developing an alternate transportation system.

Mr. Rizzo displayed maps of the traffic volume. He stated that the traffic volume hasn't changed that much over the past 15 years. He continued that one interesting change is that it has grown more on the Turnpike than on Route 16 and Dover Point Road, due primarily to increased through traffic and the fact that the Turnpike is used as a By-pass. Mr. Rizzo pointed out the various areas of

congestion in the City, and areas where accidents occur. He stated that he took accident data from TAMS and CRP Reports. He noted the increased accident rate at Miracle Mile, Silver and Locust and Sixth and Whittier. He stated that generally, Central Avenue was a high accident area. He noted that traffic solutions suggested in the TAMS Report would take care of many of these.

Mr. Rizzo continued that the real problem is access. He stated that in his study he tried to determine where people in Dover want to go, how they get there and where people coming in want to go.

He identified six areas of high traffic generation: (1) Downtown area, (2) Residential area between Sixth Street and Glenwood Avenue and Rollinsford Town line, (3) Miracle Mile, (4) Industrial Park, (5) Sawyer Mills area, (6) Garrison Road.

Mr. Rizzo stated that Somersworth traffic has contributed a great deal to the traffic congestion at Miracle Mile and Central Avenue and downtown areas. He stated that there is very little travel commercial shopping wise between Miracle Mile and downtown. He stated that a lot of traffic comes from the West which indicates from Durham and Madbury and a lot of traffic comes down Portland Avenue and Broadway.

Mr. Rizzo continued that the major flows are generally north-south, between downtown and Somersworth. He stated that as a result of these needs, Metcalf & Eddy have come up with a long range transportation plan.

Mr. Rizzo stated that traffic on the Dover Point Road overwhelmingly has a destination in Dover or in Somersworth, whereas traffic on the Turnpike has a through generation. He continued that very few people destined for downtown Dover use the Turnpike. One reason for this appears to be the toll booth. He stated that in his meetings with the State, he had learned that the State will not move the toll booth. He stated that Dover could attempt to make the toll area so attractive that people will be willing to pay .10 for it.

Mr. Rizzo then displayed the long range transportation maps. He outlined in red the proposed roads.

Mr. Tuttle asked what would happen to north-south traffic flow if the .10 toll were removed or relocated below the General Sullivan Bridge. He asked how much of the problems would this remove. Mr. Rizzo replied that it would remove about 2,000 vehicles a day from the downtown area.

Mr. Alie noted that the signs down in the Dover Point area are very bad.

Mr. Rizzo stated that at his next meeting with the Board, he hoped to have the report finalized in an effort to have it accepted by the Board.

ITEM NO. 3: PUBLIC HEARING ON LIMITED SUBDIVISION OF MR. HAROLD MACKENZIE (ASSESSOR'S LOT NO. I-69A, MAST ROAD):

Mr. MacKenzie was present and explained that he simply wanted to make two lots out of one lot on the Mast Road extension. He stated that it met all requirements of the Subdivision Regulations and Zoning Ordinance and it was on a City accepted Street. No-one appeared against the subdivision.

Moved by Chick, seconded by Bourque, that the subdivision be accepted. Unanimously adopted.

ITEM NO. 5: MEETING WITH JENSEN'S, INC. AND THEIR ENGINEER:

The Chairman noted that Jensen's were unable to attend the meeting.

The Board received a letter from the New Hampshire Water Supply and Pollution control Commission concerning sewerage treatment plants in Dover.

Moved by Chick, seconded by Tuttle, to accept the communication and place on file. Unanimously adopted.

ITEM NO. 6: COMMUNICATION FROM MR. MCDONALD, BUILDING INSPECTOR, REGARDING RUTLAND MANOR APARTMENTS:

The Board accepted the memo stating that Mr. Fischer had applied for a building permit and wanted the Board to voice an opinion.

Moved by Chick, seconded by Bourque, that the memo be referred to the City Engineer and that he be requested to review the plans and report to the Board his recommendation. Unanimously adopted.

The Board then went into executive session to discuss the matter of a Planning Director.

Moved by Chick, seconded by Tuttle, to recess the meeting until Thursday, November 19, 1970 at 8:30 a.m. to meet on the Presward Subdivision and to set a date for public hearing on Mr. Harold Hanson's subdivision. Unanimously adopted.

Respectfully submitted,

RAB:c

Raymond A. Bourque
Clerk