

DOVER PLANNING BOARD
MINUTES OF MEETING
SPECIAL

HELD: Monday, November 13, 1967
7:00 p.m.
Police Courtroom

ITEM NO. 1. ROLL CALL:

On roll call the following members were present: Raymond R. Ouellette, Acting Chairman in the absence of Chairman Sheldon, Albert O. Bernard, Donald E. Chick, Arthur J. DuBois, Charles E. Prescott, Armand J. Dimambro, Hugh C. Tuttle. Also attending: Harry N. Griffin, Public Works Director, William R. Chandler, Planning Director.

ITEM NO. 2. OLD BUSINESS:

a. Preliminary approval of application for subdivision of Lot D-2 (Garrison Shopping Center):

The Planning Director stated that that afternoon he had met with the State of New Hampshire Water Pollution Commission, and that the State had been provided with a set of the plans. He continued that the storm drainage system had been the only question.

Mr. Chick stated that no one questioned the layout or any other details of the plan with exception of what affect this system might have on the wells. The Water Pollution Commission had stated that they would not recommend approval of the perforated pipe system and that even if the City would sponsor it that it was their opinion that should the City approve this that in effect, they must give up the wells. Mr. Chick continued that the City had tried to make them go along with the perforated system provided that the City controls chemicals which might be detrimental to the water supply but that they would not recommend such.

The Planning Director asked Mr. Lehoullier if he was agreeable to putting in a closed drain system on his tract. Mr. Lehoullier answered that he will be perfectly willing to drain the piece with a closed pipe but that the contingency is that he may even have to drain from off his property down to the River.

A lengthy discussion ensued.

Moved by Prescott, seconded by Tuttle, to waive the requirements of the Subdivision Regulations as they relate to the filing, scale, contours and cross-sections of the plans. Unanimously approved.

Moved by Tuttle, seconded by Bernard, to allow the substitution of asphaltic concrete curb in place of the cement concrete curb requirement. Unanimously approved.

Moved by Tuttle, seconded by Chick, to allow only a forty (40) foot wide street right-of-way at the Glenwood Avenue entrance to the tract only to the depth of the Jellson property. Unanimously approved.

Moved by Chick, seconded by Bernard, that the revised plat show a fifty (50) foot temporary construction easement and thirty (30) foot permanent easement for public utilities from the cul-de-sac at the end of Northway Circle along the northerly side of Lot #7 to city-owned land at the end of Barry Street. Unanimously approved.

Moved by Tuttle, seconded by DuBois, to grant preliminary approval of the Garrison Shopping Plaza subject to the above actions and a revision in the plans showing a closed storm drainage system to be brought to the outer boundary of the tract at a point to be mutually agreed upon between the Developers and the Dover City Council, with the design of said system to be previously approved by the Public Works Director. Unanimously approved.

ITEM NO. 2-b. No other old business:

ITEM NO. 3. NEW BUSINESS:

- a. Final approval of application for partial subdivision of Lot D-2 (Garrison Shopping Plaza):

Moved by Tuttle, seconded by Bernard, to waive the requirements of the Subdivision Regulations as they relate to the filing and scale of the final plat. Unanimously approved.

Moved by Tuttle, seconded by Bernard, to grant final approval to Lots 1 and 2 of the Garrison Shopping Plaza subject to the following conditions:

1. The reservation of a fifty (50) foot strip adjacent to and parallel to the easterly boundary of the State of New Hampshire property for public right-of-way use if and when access to the Connector Road is obtained, with an additional twenty (20) foot building setback provision included.
2. That no chemicals for ice control which are detrimental to the public water supply be used by the Developer, his heirs, assigns or lessee on rooftops or premises of Lots 1 and 2 until such time as the storm drainage system is connected to the closed storm drainage system required in the remainder of the tract as agreed upon by the City Council and Developer, or at such time that the City abandons its use of Lot D-1 for public water supply or at an earlier time mutually agreed upon by the City Council and the Developer.
3. All existing granite curb which will be disturbed by virtue of this development will be relocated on the new curb lines.
4. That the Developer submit three (3) copies of the preliminary plat and final plat showing all of the conditions stipulated above.
5. Subject to the filing of a \$10,000 performance bond according to the provisions of the Subdivision Regulations. Unanimously approved.

ITEM NO. 3-b. Sale of City property on Old Colony Road:

Moved by DuBois, seconded by Prescott, to recommend to the City Council that it not be sold at the present time and that this item be put on the Agenda for the Board at its December 4 Meeting. Unanimously approved.

ITEM NO. 3-c. No other new business.

Respectfully submitted,

Wallace I. Akerman
Secretary

WIA:c