

DOVER PLANNING BOARD
MINUTES OF MEETING
PUBLIC HEARING

HELD: Thursday, June 27, 1963
7:30 p.m.
Board Office

ATTENDING: Vice Chairman Hugh C. Tuttle, Secretary Robert W. Lapointe, Albert O. Bernard, Wallace I. Akerman, Robert N. Gillis, Donald E. Chick.

STAFF: Henry Neil, Planning Director.

Vice Chairman Hugh C. Tuttle called the Meeting to order at 7:35 p.m. on Thursday, June 27, 1963, and announced to those present that the purpose of the Meeting was to provide an opportunity to speak for those either in favor or against proposed subdivisions entitled Crestview Terrace, Brookwood and Sunnybrooke.

Mr. Tuttle directed the Secretary to read the public notice of the Hearing on the Sunnybrooke Subdivision submitted by Charles I. White.

The Secretary did so.

Mr. Tuttle called for any comments in favor of this proposal.

Mr. Charles I. White of Bay View Road announced himself in favor of the plat as submitted.

Mr. Tuttle called for any comments against this proposal.

There were none.

Mr. Tuttle called for comments either for or against the proposal.

There being none, Mr. Tuttle declared the Hearing on the Sunnybrooke Subdivision closed.

Vice Chairman Tuttle declared the Hearing on Crestview Terrace Subdivision open at 7:40 p.m. Mr. Tuttle called on the Secretary to read aloud the public notice of the Hearing on the Crestview Terrace Subdivision Application as submitted by Charles I. White.

The Secretary did so.

Mr. Tuttle called for any comments in favor of the Subdivision Application.

Charles I. White, Bay View Road, asked that he be recorded in favor of the plat as submitted.

Mr. Tuttle called for any comments against the proposed subdivision.

There were none.

Mr. Tuttle called for any comments either for or against the proposed

Subdivision.

John Gintautis, Glenwood Avenue, said that he was in favor of the Subdivision as such but would appreciate further information on the sewage and drainage proposals.

Mr. White directed Mr. Gintautis' attention to the submitted plat and described his proposed installation.

Mr. Gintautis asked what type of houses would be placed on the lot and was informed by Mr. White that they would be from one to two stories in height and of Cape and Ranch styles.

Mr. Gintautis voiced the opinion that based on experience of area residents the proposed houses would experience septic tank problems in from two to three years.

Mr. White guessed that existing problems are probably due to faulty installation, inadequate maintenance or soil problems not found on his site.

Mr. Gintautis expressed doubt at this statement and reaffirmed his views. He further asked if it would be possible for the City to extend sewers to cover this area.

Mr. White stated that he had been informed no work could be done over or under the Spaulding Turnpike.

Mr. Gintautis then asked about water pressure, noting that at present it is low.

Mr. Gillis and Mr. White informed him that the proposed Subdivision will help rather than aggravate this problem for others in the area due to the height of the Subdivision.

Mr. Gintautis again raised the septic tank issue and reaffirmed his views.

Mr. White stated that he had never experienced problems with septic tanks and guaranteed his work.

Mr. Tuttle then raised the problem of drainage in the area. He expressed the feeling of the Planning Board that the proposed dry wells may prove inadequate and suggested that it might be possible for Mr. White to carry the storm sewage across Mr. Gintautis' land and release it on the lower land.

Mr. Gintautis expressed the opinion that this land would eventually develop and this drainage would therefore not be permitted.

Mr. White stated that if either the Planning Board or Mr. Gintautis could gain him permission to drain on the land in question, he would be delighted to do so, but that he felt the owner would be unwilling. He further pointed out the successful use of a dry catch basin at Colonial Park.

Mr. Gintautis asked if it would not be possible for the Crestview drainage to be hooked into the State drainage facilities at the Turnpike.

Mr. Tuttle answered that this would not be permitted by the State.

Some discussion as to the use of perforated pipe in the dry basins followed.

Mr. Tuttle called for any further comments.

There being none, he declared the Hearing closed.

Mr. Tuttle directed the Clerk to read the Notice of Public Hearing on the Brookwood Subdivision Application.

The Secretary did so.

Mr. Tuttle then called for comments in favor of this Application.

Mr. Grant L. Davis, 44 Elm Street, declared himself in favor of the plat as submitted.

Mr. Tuttle called for comments either in favor or against the Application.

There were none.

Mr. Tuttle called for comments either in favor or against the Subdivision.

There being none, Mr. Tuttle declared the public hearing closed and the meeting adjourned at 8 p.m.

Mr. Tuttle then announced that the Planning Board would hold a Special Board Meeting and that anyone who wished to stay and participate was welcome to do so.

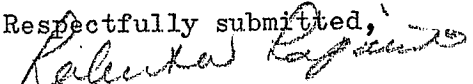
DOVER PLANNING BOARD
MINUTES OF MEETING
SPECIAL

Mr. Tuttle called the meeting to order at 8:05 p.m. He opened the meeting by asking Mr. Davis about the N.E. Tel & Tel right-of-way across the Crestview Subdivision land. Mr. Davis stated that this had all been cleared. Some discussion of this matter and the type of protection to be required for the cable ensued.

The Board then discussed the possibility of extending sewerage across the Spaulding Turnpike. It was decided that Mr. Chick and Mr. Neil should contact State Highway Officials for further information and that Mr. Neil should contact Mr. White and ask him if he would grant the Board a two-week extension on the approval of his subdivision so that the Board could consider this sewer extension.

The Board then discussed with Mr. Davis and Mr. White the proposed Community Renewal Program and the role the Chamber of Commerce has played and will play in the City's affairs.

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Robert W. Lapointe, Secretary.