

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, April 15, 1975
7:00 p.m.
Municipal Courtroom
Municipal Building
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following were present: Chairman Frank O. Estes, Mrs. Lois M. Schofield, Ms. Joan C. Miller, Mrs. Beverly Forest, Mr. Pierre Bouchard, Mr. Paul E. Hale.

Also attending were Planning Director Chris Sheridan and Assistant Planner Bill Schoonmaker.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETINGS HELD ON MARCH 4 AND APRIL 1, 1975:

Moved by Mrs. Schofield, seconded by Hale, to approve the minutes as written. Unanimously adopted.

ITEM NO. 3: PUBLIC HEARING ON PROPOSED REZONING OF LOTS 11, 11A, 12, 13, ASSESSOR'S MAP 23 BETWEEN WASHINGTON STREET, MAIN STREET, YOUNG STREET, AND THE COCHECO RIVER, FROM THEIR PRESENT CLASSIFICATION INDUSTRIAL (I-2) TO A NEW CLASSIFICATION, CENTRAL BUSINESS (B-2):

The owners of the property Mr. & Mrs. Allis were present and the proposal was explained by Mr. Sheridan.

Mr. Allis told the Board he didn't think it was feasible to keep the land zoned as I-2 because the use of the land was clearly commercial and the existing pattern of development indicated that such a change was logical.

Mr. Paul McQuade spoke in favor of the proposed rezoning.

Moved by Ms. Miller, seconded by Mrs. Schofield, to send a communication to the City Council stating that after holding a public hearing, the Planning Board recommends to the City Council that they rezone said property. Unanimously adopted.

ITEM NO. 4: SITE REVIEW: PROPOSED INDUSTRIAL BUILDING BY MCQUADE REALTY AT KNOX MARSH ROAD/SUMNER DRIVE:

Mr. McQuade was present and explained his plans for the proposed building. He said that both he and Chris had spoken with Mr. McCrone of the State Highway Dept. that day.

Moved by Mrs. Schofield, seconded by Ms. Miller, to:

- 1) Send a letter to Mr. McCrone of the State Highway Dept. formally requesting that his crew perform whatever shaping and maintenance work is necessary to insure that the drainage ditches along Knox Marsh Road function in an efficient and effective manner, with specific reference to the property which Mr. McQuade proposed to develop and for which Mr. McCrone granted a driveway permit;

- 2) That, prior to issuance of a building permit, a landscaping plan for this site and for the land at the corner of Knox Marsh Road and Sumner Drive be prepared for approval by the Planning Director;
 - 3) That the landscaping proposed and approved in said plan be installed in the closest planting season following issuance of a building permit;
 - 4) That there be no stockpiling (other than during actual construction) of excavated or fill material on or near the lot containing the proposed development;
 - 5) That a split-rib masonry block treatment be installed on the left hand corner of the building facing Knox Marsh Road, to a dimension of at least 20' x 20';
 - 6) That the drainage ditch situated in the 20' drainage easement on the western edge of the lot be stripped, shaped, and provided with suitable grass cover in accordance with instruction to be provided by the Director of Public Works to insure effective and efficient carrying of surface water.
- Unanimously adopted.

ITEM NO. 5: NEW BUSINESS:

The Board was brought up to date on the Community Development Application. Dover has received 10% advance money on overall grant amount which can be used for planning activities.

The Application and original copy were delivered to HUD.

Mr. Sheridan brought the Board up to date on the Guppy Park Project.

Bill Schoonmaker has been attending Historic District Commission Meetings and is involved in setting up Garden Plots on Henry Law Avenue.

ITEM NO. 6:

Mr. Sheridan read a letter from Governor Thompson informing Dover that if the City is interested in taking advantage of the State's technical assistance in assessing the appropriateness of an oil refinery in Dover, the City should contact him.

Moved by Mrs. Schofield, seconded by Mrs. Miller, that the Board send this letter back to the City Council informing the Council that the Planning Board is not interested.

The Board voted in favor of this motion with Mr. Hale voting against and Mrs. Forest abstaining.

ITEM NO. 7: ADJOURNMENT:

Moved by Mrs. Schofield, seconded by Hale, to adjourn. Unanimously adopted.

Respectfully submitted,
Mrs. Lois M. Schofield
Clerk