

DOVER PLANNING BOARD

NOTICE OF MEETING

TO BE HELD: Monday, May 2, 1960
7:15 P.M.
Board Office

AGENDA:

1. Executive Session (15 minutes)
2. Roll Call
3. Minutes of Previous Meeting
4. Communications
5. Staff Reports
 - a. Parking Lot Study
 - b. Workable Program
 - c. Annual Report
 - d. Armory Site
 - e. Proposed Rezoning Dover Point
 - f. Summer Program
 - g. State Planning Conference May 19 Waltham

NOTICE OF PUBLIC HEARING

TO BE HELD: Monday, May 2, 1960
8:15 P.M.
Council Chambers

A public hearing concerning the rezoning of an area of Dover Point will be held Monday, May 2, 1960 at 8:15 P.M. in the Council Chambers.

Dover Planning Board
May 2, 1960

Public Hearing
Rezone Dover Point

NAME

Address

John W. Donohue
 JOHN W. DONOHUE

15 COTE DRIVE

Mr & Mrs Leonard Braun

17 Cote Drive

Henry J. Maguire

Dover Court

Ann M. Alford

15 Cote Drive
 352 Dover Rd Dover,

DM Austin

By Vin Rd.

Mr & Mrs. Allen Sluggins

13 Cote Drive

Mr & Mrs Eustachio Binow

Kenneth J. Worin

340 Dover Pt Rd.

Wifred J. Cormier

15 Hill St Portsmouth

Mr & Mrs Richard Gullage

71 Chesterfield av. Portsmouth
 Mass

Mrs. Nicholas G. Suosso

3 Boston Harbor Rd

W. W. Holiday

12 Hartwood Rd

Grand, Wilbur

789 Dover Point

Fred C. Parson

308 Dover Point Rd

Leah J. Bires

306 Dover Point Rd

Robert S. Weed

306 Dover Pt. Rd.
 Ed Roney lot - 4

Edward A. Bony

Frank L. Malone — 321 Dover Pt. Rd.

Margaret M. Malone — 321 Dover Pt Rd.

Ruford Nadian 316 Row Pt Rd

Eric E. Edie

316 Dover Pt Rd - Dover Pt

Herman C. Moore 7 Bellamy Lane
Philias G. Matton 13 Wentworth Ter.
Victor Beigh #8 Wentworth Terr.
Mr. & Mrs. Harold Cate Bellamy Lane, Ext.
Arthur Moore 316 Dover Pt Rd
Joseph Shusser Dover Pt. Rd.
Mr Mrs Joseph Cate Dover Pt Rd 322 Dover N.H.
Mr & Mrs E. Buono 13 Cote Ernie Dover
George A. Macdonald 1 Cote Drive Dover
Mr. & Mrs. Andrew Conway 11 Cote Dr. Dover.



OFFICE OF THE
PLANNING BOARD

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Monday, May 2, 1960
7:15 P.M.
Board Office

ATTENDING: Chairman Eugene S. Meserve, Arthur J. DuBois, Robert L. Fox, Robert Labrie, E. Vincent Mc Donald, Arthur J. Grimes, Robert N. Gillis, and Mayor Patrick J. Greene

STAFF: Doris M. Desautel, Planning Director

Chairman Eugene S. Meserve called the regular monthly meeting of the Planning Board to order at 7:30 p.m. Secretary Arthur J. DuBois called the roll. On motion by Robert L. Fox, seconded by Arthur J. Grimes, it was voted to accept the minutes of the previous meetings as distributed.

A communication from the New Hampshire Planning and Zoning Association, announcing the State Planning Conference to be held Thursday, May 19 at the Wentworth-by-the-Sea, was read. On motion by Mr. Fox, seconded by E. Vincent Mc Donald, it was voted to place the correspondence on file and, further, authorized the Planning Director to attend the Conference.

A progress report on the parking lot study was given by Miss Desautel. At the next meeting, it is expected that complete information on the Laconia parking plan will be available. Mayor Greene discussed the need for additional parking in the downtown area and urged immediate action.

Chairman Meserve then introduced the discussion of the Summer program. It was recalled by the Board that it was agreed last summer that if the timing were favorable, it might be possible to grant the planning director a leave of absence to complete her education. Following discussion, it was unanimously voted, on motion by Mr. DuBois, seconded by Mr. Fox, to allow the planning director three weeks leave without pay plus two weeks vacation time in order to attend classes at New York University. It was further agreed that the Director would return at the end of three weeks for one week and would be available in the event of emergencies.

The meeting recessed at 8:10 p.m. to the Council Chambers for the public hearing concerning the rezoning of an area of Dover Point.

The regular Planning Board meeting was resumed at 9:30 p.m. Under discussion was the proposed rezoning of Dover Point. On motion by Mr. Grimes, seconded by Robert N. Gillis it was unanimously voted the Planning Board recommend to the City Council that the area in question, (Lots L-55, L-58, L-58B, L-58D, L-59, L-59A, L-59B, L-59C, L-60, L-60A, L-113A and those lots known as Sandy Point Acres not already zoned as single residence) be rezoned to single residence with the exception that Lots L-111, L-111A, L-112, L-113 are recommended to be left as they are presently zoned (Tourist Business).

There being no further business, the meeting was adjourned at 10:25 p.m.

Respectfully submitted,



Arthur J. DuBois
Secretary



CITY OF DOVER, NEW HAMPSHIRE

OFFICE OF THE
PLANNING BOARD

DOVER PLANNING BOARD

MINUTES OF PUBLIC HEARING

HELD: Monday, May 2, 1960
8:15 p.m.
City Council Chambers

ATTENDING: Chairman Eugene S. Meserve, Arthur J. DuBois, Robert L. Fox, Robert Labrie, E. Vincent Mc Donald, Arthur J. Grimes, Robert N. Gillis, and Mayor Patrick J. Greene.

Staff: Doris M. Desautel, Planning Director.

Chairman Eugene S. Meserve called the public hearing concerning the rezoning of an area of Dover Point to order at 8:15 p.m. Chairman Meserve asked the Secretary Arthur J. DuBois to read the resolution and referral by the City Council.

Mr. DuBois read as follows:

RESOLUTION

RESOLVED BY THE CITY COUNCIL OF DOVER, NEW HAMPSHIRE:

WHEREAS the City of Dover adopted a Zoning Ordinance in July of 1948 and

WHEREAS the Zoning Ordinance of 1948 was amended on August 9, 1956 by Ordinance #13 of 1956, which said Amendment changed the zoning of the area on the Dover Point Road and

WHEREAS part of the Dover Point area was zoned as Tourist-Business and

WHEREAS the area zoned in 1956 as Tourist-Business has changed by means of new home construction and

WHEREAS it would be for the best interest of the City of Dover and the Dover Point area, in particular, to change the zoning

THEREFORE BE IT RESOLVED THAT the following area be re-zoned from Tourist-Business to a single residence area.

The area to be re-zoned is shown on Map L of the Assessor's Maps for the City of Dover and the lots involved in the proposed re-zoning are as follows: Along the easterly side of the Dover Point Road, lots number L-111A, L-111, L-112, L-113, L-58D, L-58B, L-58C. Along the westerly side of the Dover Point Road, lots number L-58B, L-58C, L-59, L-59A, L-59B, L-60, L-60A and L-55, together with the lots known as Sandy Point Acres, being shown on Sub-division approved by the Planning Board in 1956.

Respectfully submitted,

Robert W. Herlihy

On a motion by Herlihy seconded by Grimes, this was referred to the Planning Board and they to hold a Public Hearing.

and "Dover Planning Board, Notice of Public Hearing.

A public hearing concerning the re-zoning of part of the Dover Point area will be held Monday, May 2, 1960 at 8:15 p.m. in the Council Chambers at City Hall. The area to be re-zoned is shown on Map L of the Assessor's Maps for the City of Dover and the lots involved in the proposed re-zoning are as follows:

Along the easterly side of the Dover Point Road, lots Number L-111A, L-111, L-112, L-113, L-58D, L-58C; lots Number L-58B, L-58C, L-59A, L-59B, L-60, L-60A and L-55; together with the lots known as Sandy Point Acres, being shown on Subdivision approved by the Planning Board in 1956.

Arthur J. DuBois,
Secretary

Mr. Meserve asked the Planning Director to explain the proposed rezoning according to the mapping.

The Director explained that presently the Area along the easterly side of the Dover Point Road from Mayrand's Furniture Store up to and including those lots in Sandy Point Acres not already zoned for single residence and along the westerly side of the Dover Point Road from lot L-58B up to and including lot L-55 is zoned for tourist business. There are only two commercial operations in the entire area --a boat yard, and a furniture store. It was pointed out that the intense residential development has changed the character of the area.

Mr. Meserve then invited those present at the hearing who wished to be heard to speak, stating their names and addresses.

Fred Pearson, 308 Dover Point Road, suggested that since the question appeared to be centered around the Sandy Point area, just that area should be rezoned.

John Donohue, 15 Cote Drive, stated that he was one of the residents originally interested in rezoning and that the original intent was to rezone just Sandy Point Acres, including lots #4-14, 32-46 of Sandy Point Acres, subdivision and lots 58, 58E and 58D.

Mr. Donohue submitted a map to the Planning Board designating the area which was originally intended to be rezoned.

Donald Huston, 352 Dover Point Road, inquired whether there would be any objections if Moore's Boatyard and Mayrand's Furniture were left alone.

Henry Mayrand, Dover Point Road, suggested that Sandy Point Acres be strictly single residence up to Moore's Boatyard and from that point to Mayrand's Furniture Store to be rezoned as Local Business. Mr. Mayrand further suggested that the westerly side of the Dover Point Road be left as it is now (Tourist Business).

Mrs. Nicholas Suosso, 3 Boston Harbor Road, said that she would prefer the westerly side of the Dover Point Road stay as it is.

Frank Malone, 321 Dover Point Road, said that he had no objection to rezoning of the easterly side of Dover Point Road to single residence, however, he preferred to keep the westerly side of the Dover Point Road as Tourist Business.

Porter Mackey, Dover Point Road, stated that he would prefer to keep the westerly side of Dover Point Road as it is and let the owners of the easterly side have what they wanted.

Fred Pearson, 308 Dover Point Road, said that he agreed with Mr. Mayrand.

Allen Huggins, Bay View Road, suggested that since all the other speakers had not disagreed with the first speaker (John Donohue), Sandy Point Acres should be the area rezoned.

Samuel Morin, 340 Dover Point Road, suggested that the area remain as it is.

Andrew Conway, 11 Cote Drive, pointed out that Cote Drive had been improved at the property owner's expense.

Glenn Waldron, Dover Point Road, stated that he was in agreement with the view's of Mr. Donohue.

Leonard Brown, 17 Cote Drive, inquired if there were going to be a comprehensive review of existing zoning. He further inquired what the Planning Board's position would be in the rezoning.

Mr. Meserve replied that a comprehensive review of zoning is presently under way. He said that the Planning Board would consider the rezoning proposal at a meeting following the hearing.

Herman Moore, 7 Bellamy Lane, stated that he would go along with Mr. Donohue and Mr. Mayrand.

John Donohue, 15 Cote Drive, said that he thought everyone then was in agreement.

Donald Huston, 352 Dover Point Road, inquired how the residents of the area would react if a motel were to be located in the area.

Frank Malone, 321 Dover Point Road, stated that a motel could have access to the super highway from the Dover Point Road.

Leonard Brown, 17 Cote Drive, inquired what could be lost from rezoning and whether the single residence zoning would afford more protection to the residential use.

Mr. Meserve replied that the single residence zone would afford greater protection to existing property values.

Porter Mackey, Dover Point Road, stated that they were almost 1500 feet from the Sandy Point Acres. If the residents on the Point Road agreed with the Acres residents, why couldn't the Acres residents reciprocate.

John Donohue inquired if it would be normal procedure to ask for a vote on the resolution by the people in attendance at the public hearing.

Mr. Meserve replied negatively. He said that the only purpose of the public hearing was for the Planning Board to hear the views of those in attendance.

Richard Gullage, 21 Chesterfield Avenue, Pinehurst, Massachusetts, inquired why the whole area should not be rezoned since existing uses would not be affected.

Allen Huggins stated that "not being affected" is not always so - - that it is more difficult to obtain a variance in a single residence zone than in a Tourist Business zone.

Philius A. Matton, 13 Wentworth Terrace, stated that property owners have exclusive rights to the water line.

Planning Board
Minutes of Public Hearing
May 2, 1960

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Anne Donohue stated that they had been assessed for their boat house and are paying taxes on it.

Mr. Meserve inquired whether anyone else wanted to be heard. Mr. Meserve declared the public hearing closed at 9:15 p.m.

Respectfully submitted,



Arthur J. DeBois
Secretary

AJD:lp