

DOVER PLANNING BOARD

NOTICE OF MEETING

TO BE HELD: Monday, October 3, 1960
7:30 P.M.
Board Office

AGENDA:

1. ✓ Executive Session (15 minutes)
2. ✓ Roll Call
3. ✓ Minutes of Previous Meeting
4. ✓ Communications
5. Subdivisions
 - (a) Riverview Park Development
Dover Point Road
 - (b) P.H.A. Project - Dover, N.H., No N.H. 3-2
Whittier Street
 - (c) P.H.A. Project - Dover, N.H., No N.H. 3-2
Smalley Field, Union Street
6. Proposed Rezoning of Whittier Street
7. Staff Reports

NOTICE OF PUBLIC HEARING

A public hearing concerning the proposed subdivision of P.H.A. Project - Dover, N.H., No N.H. 3-2 at Whittier Street and P.H.A. Project - Dover, N.H., No N.H. 3-2 at Smalley Field, Union Street, will be held Monday, October 3, 1960 at 8:00 P.M. in the Lounge at City Hall in compliance with New Hampshire Revised Statutes Annotated 1955, Chapter 36, Section 23.

NOTICE

Board Members are requested to meet at the site of the proposed Housing for the Elderly project (Smalley Field, Union Street) on Saturday, October 1, 1960 at 11:00 A.M. to inspect the sites in compliance with the Subdivision Regulations.

DOVER PLANNING BOARD

NOTICE OF PUBLIC HEARING

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Arthur J. DuBois
Secretary

*20 galley proofs
run 9/28/60*

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Monday, October 3, 1960
7:30 P.M.
Board Office

ATTENDING: Chairman Eugene S. Meserve, Arthur J. DuBois, Robert L. Fox, Robert N. Gillis, Arthur J. Grimes, E. Vincent Mc Donald and Laurence R. Nealley.

STAFF: Doris M. Desautel, Planning Director.

Chairman Eugene S. Meserve called the regular monthly meeting of the Planning Board to order at 7:35 p.m. On motion by Mr. E. Vincent Mc Donald, seconded by Robert N. Gillis, it was voted to accept the minutes of the previous meeting as distributed.

A communication from Acting State Planning Director Miss Mary Louise Hancock was read, inviting Planning Board members to participate in a televised Planning and Zoning Seminar. On motion by Mr. Mc Donald, seconded by Mr. Arthur J. Grimes it was voted that the Planning Board participate as a group.

At 7:55 p.m. the regular meeting was adjourned in order to hold the scheduled public hearing for the proposed subdivisions of the low cost housing projects.

At 9:40 p.m. the regular meeting of the Planning Board was resumed with Messrs. Maurice E. Witmer, Newbold Varian and Donald R. Bryant in attendance.

Mr. Gillis questioned Mr. Witmer with regard to the location of water mains and hydrants as well as with regard to the type of meter which is proposed for the project.

Mr. Witmer said that a representative of his office would visit Dover in order to discuss differences in Federal and local specifications.

Chairman Eugene Meserve brought to the attention of the board the proposed rezoning of Whittier Street which was referred to the Planning Board by the City Council for recommendation. Following a lengthy discussion, it was voted unanimously, on motion by Arthur Grimes, seconded by Robert Fox, to recommend to the City Council an amendment to the Zoning Map, rezoning the following tract from general residence zone to apartment zone:

Beginning at a stone bound on the southeasterly side of Whittier Street at land of the Dover Housing Authority known as Mineral Park; thence running a distance of 1080.3 feet south 35° 26.5' east to a stone bound; thence running a distance of 730. feet more or less north 54° 30' east to the Cochecho River; thence along the Cochecho River in a northwesterly direction to Whittier Street; thence southwesterly along the south side of Whittier Street to the Point of Beginning.

The next item of business on the agenda was the considering of Riverview Park Development for preliminary approval as a subdivision. Chairman Eugene Meserve asked Planning Director whether a report had been obtained from the State Pollution Commission confirming the analysis of the percolation test data.

Miss Desautel read the following communication from Richard P. Grossman, Senior Sanitary Engineer for the State Department of Health:

Percolation test information and a plan for Lots 1 thru 4 of the Riverview Park Development in the Dover Point area have been received and reviewed. The percolation test data indicates that septic tank systems can be expected to operate satisfactorily provided they are properly installed and maintained.

The tests indicate the following leaching trench area requirements:

- Lot #1 - 145 square feet per bedroom
- Lot #2 - 170 square feet per bedroom
- Lot #3 - 85 square feet per bedroom
- Lot #4 - 100 square feet per bedroom

The bottom of the leaching trenches should be in the clean sand and gravel if possible and also two feet above maximum ground water level.

Mr. Fox requested a delay in action on the Subdivision pending the receipt of government pamphlets relative to the operation of septic tanks and percolation tests. On motion by Arthur J. Grimes, seconded by Arthur J. DuBois it was voted to grant preliminary approval to the Riverview Park subdivision with the stipulation that a \$10,000 performance bond be posted prior to the granting of final approval in order to insure compliance with the Subdivision Regulations and City specifications and to insure completion of the project and with the specific requirement that all water laterals be installed to the property line. The motion was carried 5-1.

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October 3, 1960

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On motion by Mr. Mc Donald, seconded by Mr. Fox it was voted to direct the Planning Director to request the City Solocitor for an opinion as to whether it is legal for the Planning Board to use the City Engineer for percolation test.

There being no further business, the meeting was adjourned at 10:30 p.m. on motion by Arthur J. Grimes, seconded by Laurence R. Nealley.

Respectfully submitted,



Arthur J. DuBois
Secretary

AJD:lp

MINUTES OF PUBLIC HEARING

HELD: Monday, October 3, 1960
8:00 P.M.
Lounge, City Hall

ATTENDING: Chairman Eugene S. Meserve, Arthur J. DuBois, Robert L. Fox, Robert N. Gillis, Arthur J. Grimes, E. Vincent Mc Donald and Laurence R. Nealley.

STAFF: Doris M. Desautel, Planning Director.

Chairman Eugene S. Meserve called the public hearing to order at 8:10 p.m. Arthur J. DuBois read the notice of Public Hearing.

A public hearing concerning the proposed subdivisions of P.H.A. Project - Dover, N.H., No. N.H. 3-2 at Whittier Street and P.H.A. Project - Dover, N.H., No. N.H. 3-2 at Smalley Field, Union Street, will be held by the Dover Planning Board on Monday, October 3, 1960 at 8:00 p.m. in the Lounge at City Hall in compliance with New Hampshire Revised Statutes Annotated 1955, Chapter 36, Section 23.

Chairman Eugene S. Meserve invited those present to speak with regard to the proposed subdivision at Mineral Park for low cost housing for large families.

Mr. Donald R. Bryant, attorney for the Dover Housing Authority asked for favorable consideration for the two subdivisions. Mr. Bryant stated he understood there were some technical questions to be resolved, however he was not qualified to answer technical questions. He pointed out that the plans of the proposed project were available for inspection.

John P. Gintautas, Glenwood Avenue, inquired whether the proposed subdivision meant that the project would go through.

Mr. Eugene Meserve replied that the Planning Board had not yet approved the project, but was holding this public hearing prior to formal consideration by the Board.

Mr. Meserve stated that the Planning Board had questions for the Housing Authority. He inquired whether the Mineral Park project were the large family units.

Mr. Bryant replied that the 60 low rent units proposed for Whittier Street were essentially the same as those existing in the Mineral Park project.

Mr. Meserve inquired whether these would be 3 or 4 bedroom units.

Mr. Bryant replied in the affirmative.

Mr. Vincent Mc Donald inquired what the final cost to the City would be. Would it be a hidden cost in the tax rate?

Mr. Bryant replied that there will be no cost to the City, that the project would be self-sustaining. He noted that a cooperation agreement had been signed between the Dover City Council and the Dover Housing Authority approving generally the proposed projects. He said that payment in lieu of taxes (PILOT) is made on the land used by the Dover Housing Authority. The Dover Housing Authority is a quasi-private cooperation. The need for the project is determined by the City Council in the cooperation agreement and the Dover Housing Authority is set up under state law.

Mr. Fox inquired whether the cooperation agreement is the same one as for Mineral Park.

Mr. Bryant replied yes.

Mr. Fox inquired whether the land of the proposed project had already been acquired.

Mr. Bryant replied that condemnation proceedings for the Whittier Street property had been initiated. The court had issued a decree directing the Dover Housing Authority to take immediate possession of the property.

Robert Michael, Court Street, inquired whether the Housing Authority was proceeding without approval.

Mr. Bryant said no.

Mr. Gintautas asked what right did the Housing Authority have to take an individual's land.

Mr. Bryant replied that State law on condemnation permitted the taking of an individual's land for the benefit of the general welfare by Eminent Domain, which provides that just compensation be paid for the taking.

Mr. Mc Donald asked Mr. Witmer what provisions had been made for sewage disposal at Whittier Street.

Mr. Witmer replied that the system already provided had been determined adequate by the State of New Hampshire. Mr. Witmer went on to say that the loop would provide the same right-of-way, bringing the sewage up from the low point, pumping it into the sludge chamber.

Mr. Mc Donald inquired if this were the same tank where only settling and no chemical process were utilized.

Mr. Witmer replied that the process entailed bacterial action which reduces solids to liquids and that no sludge came out of the chamber. That which flows into the river is only liquid.

Mr. Meserve inquired whether they had considered going into the City sewer.

Mr. Witmer replied yes, however the additional expense was not necessary since an adequate system was already provided.

Mr. Meserve asked if the difference going into the City sewer would be offset by not pumping the sewage.

Mr. Witmer replied that there had been no cost analysis since entry in the Municipal system had not been considered practical.

Mr. Meserve inquired how far the system was from the Municipal system.

Mr. Witmer replied approximately 1500 feet.

Mr. Meserve asked whether an 18" sewer would be required.

Mr. Witmer replied under pumping a much smaller pipe could be used and that another design might have been used if the City sewer were to be entered. He stated that the Public Housing Administration prefers its own sewer system.

Mr. Meserve asked Mr. Witmer if he were the architect on the first Mineral Park project.

Mr. Witmer replied no.

Mr. Meserve said that he recalled trouble with the proposed system prior to the construction of the original project.

Mr. Witmer replied that there would be some concern if the river did not flow freely, however the system has been approved.

Mr. Meserve asked if the State had approved it, had the State tested the system.

Mr. Witmer said that he was prepared to take the State's word for it, but that his own engineer's had found a low bacterial count and not much algae.

Mr. Meserve stated that the City has already invested a million dollars to clean the river.

Mr. Witmer replied that this system was not contaminating the river and that he is well aware of the anti-pollution program and is personally concerned with the Piscataqua.

Mr. Meserve expressed concern over the possibility of the construction of a dam near the General Sullivan bridge at Dover Point, such dam would preclude tidal waters.

Mr. Witmer replied there would be enough free water even with the dam.

Mr. Mc Donald stated that in summer there is little or no overflow from the dam of the Cocheco River on Central Avenue.

Mr. Witmer stated that the accumulating water volume to sewer ratio as specified by the U.S. Public Health Service (150 feet away from an outlet with water 8 to 10 feet deep, 3 to 4 feet wide) there would be little danger of contamination from raw sewerage.

Mr. Mc Donald stated that the City of Dover has been given a year and a half to channel sewerage from Durham Road and the Industrial Park which goes into Bellamy River to be treated. Inasmuch as there is no treatment in the tank at the project why does not the Administration construct a half dozen tanks instead of the costly Sewerage Treatment Plant.

Mr. Witmer replied that the state of the effluent and the given volume dictate contamination danger.

Mr. Fox inquired what the cost might be of a settlement tank with chlorination units.

Mr. Witmer replied and additional \$2500.

Mr. Fox inquired what the estimated cost of entering the City sewer would be.

Mr. Witmer replied that with pumping up 22 feet plus the distance of 1500 feet the cost would approach \$20,000.

Mr. Meserve inquired about the difference was in a regular septic tank and the one employed in the project.

Mr. Witmer replied that the larger volume (5 feet deep-4 feet diameter-1 baffle, two thirds full of sludge) permitted extensive bacterial action in succeeding chamber to the outflow. The system was designed on a per capita basis and that chemical action increases in rapidity with volume--being slower in smaller quantities, that a high percentage of

bacteria exists in a single house septic tank and that the tank at the project is cleaned four times a year, whereas an individual septic tank is rarely cleaned.

Mr. Mc Donald inquired what size the tank was at the project.

Mr. Witmer replied that the system was designed for 175 or 180 units.

Mr. Mc Donald inquired whether there were any chemical treatment.

Mr. Witmer replied there was no treatment.

Mr. Witmer stated while an average of 20 gallons per day per person person added to the river it was in a liquid state, not sludge.

Mr. Mc Donald inquired which was better a sewer or septic tank?

Mr. Witmer replied that for a large system a Municipal sewer with a disposal plant is better.

Mr. Mc Donald inquired why the project could not get into the Municipal sewer.

Mr. Witmer replied that until the City of Dover and the Dover Housing Authority agreed in a program for dumping no liquids into the river and until all sewage would go to a central treatment plant the present system would have to operate.

Mr. Mc Donald stated that the City would eventually be hit with the problem of channeling septic tank effluent into a disposal system.

Mr. Witmer daid that the law was interested in providing good health. Our soils are being loaded with sewerage which is of concern to the contamination of ground water supplies.

Mr. Meserve stated that he did not believe the distance was even 1500 feet to the Municipal sewer and that the cost would nt exceed \$6,000. That \$6,000. would be an investment for the City of Dover.

Mr. Witmer agreed that it would be better.

Mr. Meserve said that the project should enter the city sewer and that the cost would be approximately \$4.00 a foot for ditch and pipe.

Mr. Witmer stated that he had been employed by the Dover Housing Authority and it was not his perogative to suggest alternate systems, when a system had been already approved.

Mr. Fox inquired how great the cost would be.

Mr. Witmer replied that exclusive of the pumping station the cost would approach \$10,000.

Mr. Bryant said that inasmuch as there is no danger of contamination and inasmuch as the state has approved the proposed system that local approval would be in order.

Mr. Meserve said that in view of the fact that there had been question on the first project it would be feasible to correct the first project and prevent an error on the second project.

Mr. Bryant again stated that the Water Pollution Agency of the State Health Department had approved the proposed system.

Mr. Bryant asked Mr. Witmer if the state had been satisfied with the operation of the system over the last several years.

Mr. Witmer replied in the affirmative.

Mr. Mc Donald said that septic tanks are poor excuses for sewer systems and that it is the concern of the Planning Board to look out for the future of the City and that a complete sewage treatment system would approach seven million dollars. He suggested that the project invest in a large pump and enter the Municipal system.

Mr. Bryant said that inasmuch as there has been no cost investigation to increase the size of the pumps and inasmuch as \$20,000. is substantial addition cost, he, on behalf of the Dover Housing Authority, would entrust the problem of Water Pollution to the state agency and again pointed out that the requirements of the state agency had been met.

Mr. Meserve observed that the State Pollution Agency had approved 60 units, emptying into the river, but had failed to approve 10 units.

Mr. Bryant referred to Mr. Witmer's explanation of volume bacterial action.

Mr. Meserve inquired who had inspected the system.

Mr. Witmer replied that Mr. Fitzgerald had come down.

Mr. Nealley inquired whether the system were checked periodically or only on request.

Mr. Gintautas inquired whether a state agency was on record with the Planning Board.

Mr. Meserve inquired what the capacity of the tank was.

Mr. Witmer replied he did not recall the exact capacity.

Mr. Meserve inquired whether there was anyone else who wished to be heard on the Public Hearing for Mineral Park.

This section of the hearing was declared closed at 9:05 p.m.

Mr. Meserve called the Public Hearing concerning the subdivision of Smalley Field for low cost housing for the elderly to order at 9:15 p.m.

Mrs. Marie Pettis, 7 Federal Street, expressed concern that while land values would be increased by the development in the area, the approaches to the area were slums.

Mr. Meserve advised Mrs. Pettis that the Planning Board will be involved in Urban Renewal in the near future and this area could be conceivably be included.

Mr. Arthur DuBois inquired if the structures were to be of brick front.

Mr. Witmer replied that the structures would be entirely of brick, since the Federal Government insists on non-flamable buildings for the elderly.

Mr. Bryant stated that 40 units are proposed to be constructed.

Mr. Mc Donald inquired whether the project would be tied into the Municipal sewer.

Mr. Witmer replied in the affirmative. Mr. Witmer went on to say that the entire sociological picture of the community is analyzed prior to establishment of this type housing—with regard to clearance, slums comparable housing must be provided to re-locate those displaced in Urban Renewal by the construction of the proposed projects. Additional low rent areas will be provided for evacuation proposed Urban Renewal areas. He said that while clearance of slums is expensive for low cost housing, Public Housing Administration is favorable to this approach. However, provision must be made for re-location and insurance against harm to the people of the community.

Mr. DuBois inquired whether objections to the area had caused the moving of the site to the vacant field.

Mr. Witmer replied that while the law is so written as to permit the taking of property, Dover Housing Authority does not wish to generate ill feeling.

Mr. DuBois inquired whether the proposed site were a second choice.

Mr. Witmer replied that the site is a sociological first choice and a blessing in disguise.

Mr. Gintautas questioned the need for the development.

Mr. Arthur Grimes said that he had been advised that there were 300 potential applicants.

Miss Desautel explained that the proposed 40 units of Housing for the Elderly was not a happenstance project, but that extensive economic and sociological studies had been conducted to determine the need for this old age housing. This project will provide individual housekeeping units and in no way resemble nursing homes or homes for aged as institutions.

Mr. Mc Donald pointed out that the cost of this project was borne in its entirety by the Federal Government and that no school busses would be involved.

Mr. Meserve inquired if anyone else wished to be heard. The Public Hearing was declared closed at 9:30 p.m.

Respectfully submitted,



Arthur J. DuBois
Secretary

Dover Planning Board
Subdivision, D.H.A.

- Public Hearing
October 3, 1960

NAME	ADDRESS
John P. Gintantas	Glenwood Ave
Robert Michael	Court St.
Doug Woodward	Meridian Drive
Dick Borba	Morningglade Drive
Mrs C. Ciccone	Union St.
Mary B. Connelly	29 Union St.
John F. Dannelly	29 Union St.
Donald R. Boyant Atty. for Dover Housing Auth.	7 Arch St.
Marie A. Pettes	7 Federal St.
Joseph G. Pettes	7 Federal St.
Alice M. Du Bois	8 " "
Arthur A. Du Bois	8 " " St
Maurice E. Witmer	3 Hillside Dr. Dover Hill A.E.
Newbold Maria	M.E. Witmer A.I.A.