

DOVER PLANNING BOARD

NOTICE OF MEETING

TO BE HELD: Monday, December 5, 1960  
7:30 P.M.  
Board Office

AGENDA:

- ✓ 1. Executive Session
- ✓ 2. Roll Call
- ✓ 3. Minutes of Previous Meeting
4. Communications
5. Staff Reports
  - a. Planning Board Budget 1961
  - b. Code Revisions
  - c. Zoning
- ✓ 6. Traffic and Parking Committee Report

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Monday, December 5, 1960  
7:30 P.M.  
Board Office

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

STAFF: Doris M. Desautel, Planning Director.

Chairman Eugene S. Meserve called the regular monthly meeting of the Dover Planning Board to order at 7:40 p.m. on Monday, December 5, 1960 in the Board office. Mr. Meserve announced that Charles I. White and Robert KillKelley were present to appear before the Board and in order to expedite their appearance, the regular order of business would be delayed.

Secretary Arthur J. DuBois read two letters from Charles I. White:

RE: Tanglewood Acres Development                      November 7, 1960

Gentlemen:

I am requesting that the drainage easements on lots #5, #13, and #19 be deleted from the final plot plan of Tanglewood Acres.

After consulting our engineer we found that it will be impossible to drain these lots using these easements due to the height of the finish grade on these lots. The drainage easement on lot #23 is sufficient to carry off all surface water from this rear area. Also, the slope on the lots and the second row after finish grading, therefore, leaving these easements of no value.

Respectfully submitted,  
Charles I. White

RE: Tanglewood Acres Development                      December 5, 1960

Gentlemen:

I am requesting that the amount of the performance bond for Tanglewood Acres Development be decreased from \$10,000 to \$5,000.

The original interest, or purpose, in posting this bond was to cover that portion of a development that might not be completed by a developer due to financial difficulties on his part. In this case I feel that a \$5,000. bond would more than cover any unfinished work considering the total cost of the job is only approximately three times the amount of the bond.

Sincerely,  
Charles I. White

The request for the deletion of easements on Tanglewood Acres was referred to the Director of Public Works for recommendation on motion by Robert L. Fox, seconded by Mr. DuBois.

In his request to have the amount of the performance bond lowered from \$10,000 to \$5,000, Mr. White supplemented his written request with the explanation that the total cost of the project would be approximately \$14,000 and that he felt that the \$10,000 bond was in excess. Both Mr. White and Mr. KillKelley contended that another subdivider in town had a subdivision of 45 lots approved with a bond of \$5,000. They stated that it was their understanding that the bond was intended originally to protect the City against developers who had not demonstrated reliability in past performance.

Several members of the Planning Board assured Mr. White and Mr. KillKelley that no discrimination has been intended and that the Board's sole interest was the protection of the City. Chairman Meserve told them that the Board would consider the matter and notify them of the decision following the meeting.

The regular order of business was resumed. Secretary Arthur DuBois called the roll. On motion by Mr. Mc Donald, seconded by Mr. Labrie, it was voted to approve the minutes of the previous meeting as read by the Secretary.

Charles I. White's communications were re-read. Following a lengthy discussion, it was voted unanimously, on motion by Mr. Grimes, seconded by Mr. DuBois, that the action of an earlier meeting be affirmed:

That the performance bonds for Tanglewood Acres and Morningside Park, Section V remain at \$10,000. for the protection of the City.

Chairman Meserve introduced the matter of the proposed offstreet parking plan as presented by John Maglaras at the last Planning Board meeting. Miss Desautel reported that there had been no further report from the Parking and Traffic Committee. Following a lengthy discussion, it was moved by Mr. DuBois, seconded by Mr. Grimes that after due consideration the Planning Board finds that the plan of John Maglaras with reference to parking has merit and does not conflict with the orderly growth of the City; this endorsement, however does not give approval to any financial arrangements.

Mr. Grimes requested a roll call vote. The Secretary called the roll:

Labrie	yes	Meserve	yes
Nealley	no	Mc Donald	no
Fox	yes	Grimes	yes
DuBois	yes	Gillis	yes

Chairman Meserve then introduced the matter of the 1961 Budget for consideration. Miss Desautel presented a preliminary budget which includes participation in the 701 program. Following a lengthy discussion, it was decided that the budget would be formally considered at the next meeting.

The Chairman introduced the matter of the proposed rezoning of Upper Central Avenue which has been referred to the Planning Board by the City Council for recommendation. The proposal was discussed at length. Mr. Meserve set the date for the public hearing as Thursday, December 15, 1960 at 7:30 p.m. in the Council Chambers. On motion by Mr. Fox, seconded by Mr. Labrie, it was voted to request an extension of time in considering the rezoning matter.

There being no further business, the meeting was adjourned at 10:10 p.m. on motion by Mr. Grimes, seconded by Mr. Fox.

Respectfully submitted,



Arthur J. DuBois  
Secretary

AJD:lp