

DOVER PLANNING BOARD
MINUTES OF PUBLIC HEARING

HELD: Thursday, December 15, 1960
7:50 P.M.
Council Chambers

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

STAFF: Doris M. Desautel, Planning Director, and Lorraine Potterton.

Chairman Eugene S. Meserve called the public hearing to order at 7:50 p.m. in the Council Chambers, December 15, 1960. Mr. Meserve called on the Planning Director to explain the three maps on display. Miss Desautel pointed out the zoning area on the easterly side of Central Avenue as it exists starting at Harris Motors (38-1) proceeding northward to the Somersworth line, the proposed rezoning of the same area and a third map showing the existing land use. Mr. Meserve invited the public to speak concerning the proposed rezoning stating their names and addresses.

Richard Sargent, Pinecrest Lane, inquired if the lots numbered through 45 were in the residential zone or agricultural.

Doris M. Desautel replied that the lots were in an agricultural zone.

Richard Sargent inquired what were the advantages and disadvantages of the change.

Miss Desautel replied that any zoning change is not retroactive and would not affect an existing use. Changes increase the salable value. Miss Desautel pointed out existing commercial operations: the Big Dipper, First National, Johnson Hardware and gasoline stations. She pointed out the residential lots that are isolated, virtually surrounded by commercial area. (enterprises)

Richard Sargent mentioned that the area from the top of Gage's Hill to the Paradise Restaurant is under the State jurisdiction. He questioned whether State would allow other commercial uses in their area. (they said) When traffic circle was constructed it would allow no further cuts into the curbing for private or commercial use.

Miss Desautel replied State area is as now proposed (no changes). Has talked with State officials and they are not concerned.

Joseph Rouleau, 933 Central Avenue, asked if his area was zoned for business. He stated that he now sells lawn furniture and questioned how this would affect him.

Miss Desautel answered he would not be affected and that his lot is 117 feet deep with 100 feet in local business -- remaining 17 feet is agricultural. There could be an extension into other zone should it be necessary.

Edward I. Shaines, 429 Central Avenue, inquired "Is there not a Master Plan for City Zoning?"

Miss Desautel said there is a comprehensive plan underway and the Master Plan is 50% completed.

Edward I. Shaines questioned "Why not wait until the Master Plan was completed? Why was this particular property being rezoned at this time rather than after the Master Plan was completed." He stated that he wished to go on record as opposing the proposed rezoning from the safety standpoint, a danger to life and limb.

Maxwell H. Lacy, 101 Belknap Street (residence) 442 Central Avenue (business) stated that the Downtown merchants were opposed to the rezoning and that the meeting should have been held later in the year then would have a more representative cross section of the thinking of those concerned.

William Wright, 146 Back River Road, stated that he wanted to go on record as opposed to the rezoning as he thinks it will constitute a "hazard to life and limb".

Mr. Meserve inquired of Mr. Wright, do you own land?

Mr. Wright replied "yes".

Mr. Meserve inquired "do you want to rezone?".

Mr. Wright answered "Not in that section."

Mr. William E. Galanes, 344 Central Avenue (business) 108 Mt. Vernon Street (residential) stated that he was in favor of the rezoning in part. (area in favor is that designated agricultural) Consideration of Pinecrest Lane and Kelwyn Park "which is near the Rollinsford-Somersworth Line" will cause a change in character. No protective cover and changes remove their protection."

Mr. Galanes suggested we need control point at access for safety. It is not controlled. He emphasized the need of safer Access and Egress to business establishments in the area. Use of land not zoned properly results in tax money lost.

Mr. Galanes suggested that the Planning Board also consider rezoning the westerly side of Central Avenue at same time and pointed out the commercial usage - Gas Stations, First National, Gulf Station etc. Concluded his statement that Westerly side of area should be included.

Richard Sargent - on record as being opposed to the proposed rezoning.

Mr. Meserve asked if anyone was here representing any of the following:

Earlon Harmon, Driscoll Realty, Warren & Florence Leighton, Joseph & Shirley Gibbs, Albert & Hazel Mayrand, Walworth Johnson, Chester Brock, Lester Hinkle, Oliode & Olivette Turcotte, Franklin & Johanna Pinkham, Norman & Anita Plante, Robert & Patricia Demers.

Olivette Turcotte, 929 Central Avenue, expressed herself as saying "I'm on the State road; City won't help and the State doesn't do anything."

Lester Hinkle, 927 Central Avenue, expressed to "go on record as opposed."

Joseph L. R. Rouleau, also wished to go on record as opposed.

Mr. Meserve asked if anyone else cared to be heard.

Mr. William E. Galanes wished to go on record for the rezoning. Then went on to refer to Section 6 of the Zoning Ordinance, Local Business Regulations asking if the Planning Board were aware that there were signs up to 20 sq. ft. and others in excess of this are in use.

Miss Desautel replied "Yes, we are aware of this."

Mr. Meserve then declared the Public Hearing closed at 8:12 p.m.

Respectfully submitted,



Arthur J. DuBois
Secretary

Dover Planning Board
Re: Rezoning Upper Csw. Ave.

Public Hearing
December 15, 1960

Name

Address

William Knight	146 Brook River Rd,
Edward I Shaines	429 Central St Ave
Maxwell H Joop	{ 442 Central Ave
Robert R Fry	{ 101 Berkmyer St
Mrs Annette Turcotte	Glenwood Ave, Dover
Joseph L. P. Rouleau	929 Central Ave
Richard H Sargent	933 Central Ave
Lester W. Hinkle	3 Pine Crest Lane
William E. Galand (and)	927 Central Ave
	344 Central Avenue atty