

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Tuesday, Jan. 4, 1972  
7:00 p.m.  
Municipal Courtroom  
Municipal Building  
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

Chairman R. Normand Alie, Vice-Chairman Raymond A. Bourque, Clerk Frank O. Estes, Mr. Donald E. Chick, Mr. Harry N. Griffin, Mr. Hugh C. Tuttle.

Also attending were Planning Director Christopher F. Sheridan and Mr. Franklin Torr.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETING OF DEC. 13, 1971:

Moved by Tuttle, seconded by Bourque, that the minutes be approved as written. Unanimously adopted.

ITEM NO. 3: OLD BUSINESS:

a. Correspondence from City Attorney re: Adequacy of Public Notice for Hearings on Sweeney Tract:

The communication from the City Attorney informed the Board that it had acted legally insofar as adequacy of public notice was concerned.

Moved by Chick, seconded by Tuttle, that the communication be accepted and placed on file. Unanimously adopted.

b. Correspondence from City Engineer re: Performance Bond for Sweeney Tract:

The Chairman then received a memo from City Engineer Rand with a summary of Construction Costs for the Sweeney Tract. The total of the bond proposed was \$209,599.00.

Mr. Tuttle noted that complications appear when people bring in plans on a phased basis.

Planning Director Sheridan told the Board that the City Attorney had expressed an informal opinion to the effect that a developer may be entitled to a building permit before Final Approval. Sheridan felt that a building permit should not be granted prior to Final Approval and that the new subdivision regulations should state this.

Planning Director Sheridan told the Board that work was 60 to 70 per cent completed on the revised subdivision regulations. He noted that the new subdivision regulations would have to be completed and adopted prior to June 1 if Dover's Workable Program was going to be recertified by HUD.

Mr. Estes questioned the requirement for curbs and sidewalks. It was noted that sidewalks are not required but curbs are. Mr. Estes stated that he felt this should be checked into, and that the requirement for sidewalks should be in the regulations.

Mr. Tuttle said that in the case of the connector street (Henry Law Avenue to Court Street) there is going to be some extra development traffic and there should certainly be a sidewalk there. He noted that Dover does have a responsibility for single family homes in Dover.

Mr. Chick stated that the City pays half the cost of construction of new sidewalks.

Planning Director Sheridan felt it would be a good idea to get estimates from general contractors or developers on the effect of more stringent requirements on the cost of building homes. The Board agreed that it would be invaluable to get estimates from contractors, realtors and anyone else involved in building.

Mr. Sheridan informed the Board that the original developer is currently attempting to sell the Sweeney Tract property.

Moved by Tuttle, seconded by Chick, that the performance bond amount be approved pending the determination that the figures would include the cost of curb (provided that between now and the time when final approval is requested, that costs have not gone up) to be pro-rated to the construction costs at the time of approval.  
Unanimously adopted.

Chairman Alie said that Dover must open the door for low cost single family housing.

c: Correspondence from City Engineer re: Reduction of Bond for Bellamy Development:

Chairman Alie then read Mr. Rand's communication which stated that the base course on the Bellamy Development had been finished and that he has no objection to the release of the amount of the bond which was specified for base course. He pointed out, however, that this was not to be construed as acceptance, as it is standard practice (and City policy) to have acceptance only when the project is completed.

Mr. Chick brought the Board up-to-date on the subdivision and the two bonds accepted.

Moved by Chick, seconded by Estes, that Mr. Rand's letter be accepted and the Iafolla Performance Bond on the base course be released with the understanding that the security filed by the developer on final paving remain intact and not be released until the entire job is completed. Unanimously adopted.

Mr. Estes asked if the \$15,000 bond would cover the removal of the pipes and resurfacing of the street if the sewer lines do not meet City Standards.

d. Correspondence from City Attorney re: Appeal Procedure for Mobile Park Ordinance:

Planning Director Sheridan stated that this communication had not yet been received. It was his understanding that the City Attorney will suggest a list of alternative appeal procedures, and that the Board should select one of these and recommend it to the City Council for inclusion in the Mobile Home Park Ordinance. He told the Board that when the communication arrived, he would send it to them.

ITEM NO. 4: NEW BUSINESS:

a. Limited Subdivision of Mr. F. S. Cassily, Lot 21, Assessor's Map #34:

Planning Director Sheridan explained the subdivision. It was noted that the lot had only a 95 foot frontage and was less than 10,000 sq. feet in area.

The question of erasing a lot line and the applicability of the Subdivision Regulations to this application was then discussed. The Planning Director agreed to look into this matter.

Moved by Chick, seconded by Bourque, that the Board hold a public hearing on this subdivision at 7:00 p.m. in the Municipal Courtroom on Feb. 1, 1972. Unanimously adopted.

b. Pleasant Gardens, Phase I:

Mr. Sheridan showed the plans to the Board. He noted that this will involve a lift station for sewerage. Mr. Chick wondered if the City can require the Corporation to maintain the lift station.

The Board thought it would be a good idea to have a site review of the area with the Engineering Department, the Chief of Police and the Water Department.

Mr. Sheridan agreed to speak with the Chief of Police and call the Chairman when a date for site inspection is set up.

Moved by Chick, seconded by Griffin, that a public hearing be held on Monday, Feb. 1, 1972, at 7:15 p.m. in the Municipal Courtroom. Unanimously adopted.

c. Discussion of Proposed 1972 Budget for Planning:

Mr. Sheridan went through the items listed in the Budget. He told the Board that the fee for subdivision applications should be increased. It was noted there was no appropriation for planning services because he felt that the City should absorb and adopt, where appropriate, the numerous consultant studies on hand, before proceeding with new study efforts.

The Board authorized the Planning Director to put \$2,700 under Capital Expenditures for contour maps of the proposed industrial rezoning study area.

d. Discussion of Workable Program: Meeting with HUD Representative, Mr. Sieminski:

Planning Director Sheridan told the Board that Dover's Workable Program will expire in August of 1972 and that the City must submit a new one by June 1st.

He reported that Mr. Sieminski from HUD conducted a mid-point review of Dover's current application on Jan. 4th. One of the major points noted by the HUD representative was that it is a national HUD policy that municipal codes be adopted which permit the utilization of a full range of materials in building construction. Specific reference was made to the City's Plumbing Code, and it was stated that HUD would require the adoption of a code which would permit the use of plastic pipe. The Plumbing Code under which the City is currently operating does not permit the use of this material. The failure of the City to adopt a plumbing code which would permit the use of a full range of materials would signify that HUD could not recertify the City's Workable Program in the forthcoming period.

ITEM NO. 5: ELECTION OF OFFICERS:

Moved by Tuttle that Mr. Normand Alie be nominated for Chairman for another year.

Mr. Alie declined the nomination.

Moved by Tuttle, to nominate Raymond Bourque for Chairman of the Board.

Moved by Griffin, seconded by Chick, that nominations be closed and that the Clerk cast one ballot for Mr. Bourque as Chairman. Unanimously adopted.

Moved by Chick, seconded by Tuttle, that Mr. Estes be nominated as Vice-Chairman of the Board.

Moved by Griffin, seconded by Chick, that nominations be closed and that the Clerk cast one ballot for Mr. Estes as Vice-Chairman of the Board. Unanimously adopted.

Moved by Tuttle, seconded by Chick, that Mrs. Schofield be nominated as Clerk of the Board.

Moved by Griffin, seconded by Tuttle, that nominations be closed and that the Clerk cast one ballot for Mrs. Schofield as Clerk of the Board. Unanimously adopted.

ITEM NO. 6: ADJOURNMENT:

Moved by Griffin, seconded by Tuttle, to adjourn. Unanimously adopted.

Respectfully submitted,

Frank O. Estes  
Clerk

FOE:c