

DOVER PLANNING BOARD
MINUTES OF MEETING
SPECIAL

HELD: Monday, Feb. 26, 1968
7:30 p.m.
City Hall Auditorium

ITEM NO. 1: ROLL CALL:

On Roll Call the following members were present:
Albert O. Bernard, Donald E. Chick, Arthur J. DuBois,
Armand J. Dimambro, Charles E. Prescott, Hugh C. Tuttle.
Also attending was Planning Director William R. Chandler.

Because of the absence of the Chairman and Vice-Chairman it was moved by Dimambro, seconded by Bernard, that Mr. DuBois be acting chairman. Unanimously adopted.

ITEM NO. 2: PUBLIC MEETING ON REFERRAL FROM CITY COUNCIL OF
PETITION FOR REZONING ON BOSTON HARBOR ROAD
(SPAULDING TURNPIKE):

Mr. DuBois, Acting Chairman, called the public meeting to order and pointed out a map on display. He asked that anyone in favor of the petition speak in behalf of same. No-one spoke in favor of the petition. He then asked for anyone in opposition to speak.

Mr. Lloyd Melanson, 413 Dover Point Road, stated his reasons for being opposed to the rezoning. Mr. Melanson also left some pictures for the Board's study.

Mr. Harrison Mackey, 412 Dover Point Road, stated his opposition to the petition.

Mr. James Adams, 416 Dover Point Road, stated that he agreed with Mr. Mackey and Mr. Davis.

Mr. Michael Hashem, 422 Dover Point Road, stated his opposition to the rezoning.

Mr. Ralph Maynard, of Portsmouth, stated his objection because of the possible increase in traffic hazards and his desire to maintain the shores of Great Bay as near to a natural environment as possible.

Mr. Aaron Parnagian, Renaud Avenue, Member of the General Court, stated that the property in question was in his district and that he was definitely opposed to the proposed rezoning.

The Chairman then asked again if there was anyone who wished to speak in favor of the petition. No-one appearing, the Acting Chairman declared the public meeting closed.

ITEM NO. 3: PUBLIC MEETING ON STUDY OF HOUSING SHORTAGE IN DOVER:

Acting Chairman DuBois called the public meeting to order at 8:00 p.m. and read the notice of the meeting. He then asked if anyone wished to speak on the housing shortage.

Mrs. Irene York, Secretary of the Strafford County Board of Realtors, and President of the Multiple Listing Association, presented the Board with testimony and written information. Mrs. York felt that there was a particular housing shortage in the \$10,000 to \$14,000 price range. Upon questioning by Mr. Chick, Mrs. York voiced the opinion that by reducing minimum lot frontage that there would still be a market for this type of housing in the lower price ranges.

Mr. Walter W. Fischer, local realtor, stated that his Office is experiencing a housing shortage in the \$12,500 to \$13,000 price range.

Mr. Donald Hatch of the Webb Agency, gave facts and figures on present and past sales records from his Firm. It was his opinion that the housing shortage lay more in the \$15,000 to \$20,000 brackett. Mr. Hatch further stated that almost all of his customers prefer a detached single family home but felt that reducing the minimum lot frontage would not be detrimental to the sale of the homes.

Mr. Jean Angers, President of the Seacoast Area Home Builders Association, asked for a reduction in minimum lot sizes by about 25 per cent and relaxing the required public improvements in new developments.

Mr. Clarence E. Chase, Dover Economic Director, expressed his concern over the need to provide housing for potential employees. He felt that there was a particular need in Dover for rental housing.

Mr. Charles White, local developer, stated that the national government has under consideration an increase in public housing facilities. He expressed his concern about an increase in public housing locally if private developers were not permitted to meet the demand.

Mr. Grant L. Davis, local civil engineer, read from a prepared statement which has been made part of the record. He felt that the Zoning Ordinance should provide for townhouses.

Mr. Fischer again spoke regarding several of his prior subdivisions where the lots had less than 100 feet frontage, yet the desirability of these homes has been maintained. He also asked for a change in the Zoning Ordinance to allow townhouses.

Mr. William Warnke, 1 Spruce Lane, asked what price range would be typical of low cost housing. Mr. Fischer answered \$11,000 to \$13,000.

Mr. Donahue, Representative of New England Homes in Portsmouth, felt that Dover should revise and update its building code. He recommended the BOCA Code as being a good building code.

Mr. William Bickford, Richardson Drive, expressed concern about the amount of federal aid being sought.

Mr. Philip Casey, 9 Hull Avenue, stated his opposition to any reduction in lot sizes.

Mr. Jon Breen, WTSN News Director, asked if there was a State Law governing condominiums. Mr. Vernon Webb answered the question in the affirmative and briefly described it.

The Acting Chairman closed the public meeting at 9:20.

ITEM NO. 4: OLD BUSINESS:

a. Interview with Consulting Engineer:

The Board then had an interview with Mr. Hoyle of Alonzo B. Reed Associates regarding the study of the Cocheco River By-Pass.

ITEM NO. 5: NEW BUSINESS:

a. Receipt of Application for Preliminary Approval of Subdivision of Lot D-22:

Moved by Chick, seconded by Dimambro, to waive Sub-section 2.2-c of the Subdivision Regulations, allow the acceptance of the Application at a special meeting, and to call for a public hearing on same on March 18 at 7:30 p.m. in the Council Chambers. Unanimously adopted.

There was no other new business.

ITEM NO. 6: ADJOURNMENT:

Moved by Prescott, seconded by Dimambro to adjourn.

Respectfully submitted,

Albert O. Bernard
Secretary

AOB:c