

DOVER PLANNING BOARD
MINUTES OF MEETING
REGULAR

HELD: Monday, March 4, 1968
7:30 p.m.
Police Courtroom

ITEM NO. 1: ROLL CALL:

On Roll Call the following members were present: Chairman Ouellette, Mr. Dimambro, Mr. Chick, Mr. DuBois, Mr. Prescott and Mr. Tuttle. Also attending: Mr. Chandler, Planning Director, Mr. Griffin, Director of Public Works, Mr. Sowerby, City Engineer.

ITEM NO. 2: APPROVAL OF MINUTES OF REGULAR MEETING ON FEBRUARY 5, 1968:

Moved by Chick, seconded by Tuttle, that the Minutes be approved with the amendment of the addition of Mr. Prescott to the attendance record. Unanimously approved.

ITEM NO. 3: APPROVAL OF MINUTES OF SPECIAL MEETING ON FEB. 19, 1968:

Moved by Chick, seconded by Tuttle, that the Minutes be approved as written. Unanimously approved.

ITEM NO. 4: APPROVAL OF MINUTES OF SPECIAL MEETING ON FEBRUARY 26, 1968:

Moved by Chick, seconded by Tuttle that the Minutes be approved as written. Unanimously approved.

ITEM NO. 5: REFERRAL BY CITY COUNCIL OF COMMUNICATION FROM WHITE ENTERPRISES, INC. REGARDING EXTENSION OF WATER MAIN ON PROSPECT STREET:

Moved by Chick, seconded by Prescott, to recommend to the City Council that permission be granted to extend the water main according to the provisions of Chapter 22 (sewers and water mains) of the Revised Ordinances of the City of Dover with all costs to be paid by White Enterprises, Inc., and the installation of the main done under the supervision of the Public Works Department. Unanimously adopted.

Moved by Chick, seconded by Prescott, to direct the Planning Director to inform White Enterprises that the contour lines shown on their plat of lots for Prospect Street indicate that lots 4, 5, 6 and 7 might be subject to high water flooding and that consideration shall be given to proper raising of the grade and that soil studies by the Soil Conservation Service indicate that the soil condition of all lots should be carefully investigated as to the feasibility of installing individual sewerage disposal systems.

Moved by Tuttle, seconded by DuBois, to amend the motion to have a copy sent to the Health Officer. Unanimously approved.

The main motion was then unanimously approved.

ITEM NO. 6: REFERRAL BY CITY COUNCIL OF COMMUNICATION FROM CORPS OF ENGINEERS REGARDING SUBMARINE CABLE ACROSS SALMON FALLS RIVER:

Moved by Tuttle, seconded by DuBois, to accept the communication and inform the City Council that the Board has no objection to the installation of the cable insofar as its jurisdiction over such an item is concerned. Unanimously approved.

ITEM NO. 7: REFERRAL BY CITY COUNCIL OF COMMUNICATION FROM G. KOUTRELAKOS REGARDING EXTENSION OF WATER AND SEWER SYSTEM INTO ROLLINSFORD:

Moved by Tuttle, seconded by Prescott, to inform the City Council that the Board's investigation revealed that under our water franchise, the City is obligated to supply the petitioner with water and to recommend to the City Council that sewer service be denied to the petitioner and that an investigation be made of the feasibility of charging sewer fees to any user outside of the City of Dover. Unanimously approved.

ITEM NO. 8: COMMUNICATION FROM STATE PLANNING DIRECTOR REGARDING COMMUNITY PLANNING SEMINARS:

Moved by Prescott, seconded by Dimambro, to table this item to a later meeting. Unanimously approved.

ITEM NO. 9: OLD BUSINESS:

a. Consideration of proposals for engineering study of Cocheco River By-Pass:

(1) Interview with Green Engineering:

The Board then had an interview with Mr. Burns and Mr. Pettee.

(2) Interview with Fay, Spofford & Thorndike:

The Board then had an interview with Mr. Sorota.

Moved by Chick, seconded by DuBois, that all adjacent and affected property owners be notified that the Planning Board is studying this project. Unanimously approved.

- b. Request for revision in preliminary approval of application for subdivision of Assessor's Lot # D-2 (Garrison Shopping Plaza):

Moved by Prescott, seconded by Tuttle, to deny the petitioners request to construct a six per cent grade on the proposed road within 200 feet of Glenwood Avenue because this would be contrary to the maximum of 3 per cent allowable under Section 3.2 of the Subdivision Regulations of the Dover Planning Board. Unanimously adopted.

- c. Request for revision in final approval of application for partial (Lot 2 to become Lots 2 and 3) subdivision of Assessor's Lot # D-2 (Garrison Shopping Plaza):

Moved by Tuttle, seconded by DuBois, to grant the request under the same conditions which the Board granted earlier final approval of the Lot 2 as shown in the Minutes of the Meeting on November 13, 1967. Unanimously adopted.

- d. Receipt of application for final approval for partial (Lots 9 and 10) subdivision of Lot G-1 (Garrison Industrial Park):

Moved by Tuttle, seconded by DuBois to receive the Application for final approval and to grant same subject to the same conditions under which Lot 5 was granted final approval on September 11, 1967. Unanimously adopted.

- e. Communication from the Zoning Board of Adjustment regarding zoning on upper Central Avenue and Sign Requirements:

The Board agreed to postpone discussion on this item to a later meeting.

- f. Conditions under which Dover's Workable Program may become recertified on August 1, 1968:

The Board agreed to postpone discussion on this item until a later meeting.

- g. Other Old Business:

There was no other old business discussed or acted upon.

ITEM NO. 10: NEW BUSINESS:

- a. Receipt of plans and specifications of Sunnybrooke Mobilehome Park on Mast Road:

Moved by DuBois, seconded by Tuttle, to receive the plans and specifications as of this date and to notify

White Enterprises, Inc. of same. Unanimously adopted.

Moved by DuBois, seconded by Prescott, to request of the City Attorney an interpretation of Section 2.5 (F) and Section 17.1 of the Mobilehome Park Regulations. Unanimously adopted.

Moved by Chick, seconded by Tuttle, to recommend to the City Council the adoption of an amendment to the Zoning Ordinance whereby mobilehome parks, in addition to existing regulations, will be permitted only by special exception after public hearing by the ZBA. Motion carried.

Messrs. Chick, DuBois and Tuttle voted yes. Messrs. Prescott and Dimambro voted no and Mr. Ouellette abstained.

Moved by Chick, seconded by DuBois to recommend to the City Council the adoption of an amendment to the Zoning Ordinance whereby the Zoning Map would be changed so that the land southerly of the Mast Road and Spruce Lane from Durham Road to Piscataqua Road for a depth of 1,000 feet be zoned for low density residence. Motion defeated.

Messrs. Chick and DuBois voted in favor. Messrs. Dimambro, Prescott and Tuttle voted in opposition and Mr. Ouellette abstained.

Moved by Chick, seconded by DuBois, to not recommend to the City Council at this time along with the special exception for mobilehome parks that of making special exceptions for gasoline service stations. Motion carried.

Messrs. Chick, DuBois and Prescott voted in favor, Tuttle and Dimambro voted no and Ouellette abstained.

b. ^{There} ~~There~~ was no other new business discussed or acted upon.

Moved by DuBois, seconded by Prescott, to adjourn. Unanimously approved.

Respectfully submitted,

Albert O. Bernard
Secretary

AOB:c

Mr. DuBois then requested an interpretation of Section 17.1 of the first paragraph of the mobilehome park regulations. This was also referred to the City Attorney.

Mr. Tuttle stated that he would like to know the street specifications for handling of sewer and storm drainage. Mr. Davis answered that the street layout is set up with the Subdivision Regulations.

Mr. Prescott asked how soon this would be coming. Mr. White answered as soon as possible.

Dr. Winer, Health Officer, asked if wheels would be on these mobilehomes. Mr. White stated that it was a permanent structure and no-one would be continually moving in and out. He continued that he would put them on permanent pads and seal the tract as a permanent mobilehome park subdivision. Mr. Davis ~~xxx~~ spoke on the merits of these parks and stated that.

Motion by Chick, seconded by Tuttle, that the Planning Board recommend that the Planning Director, in consultation with the City Attorney and subject to his approval as to legality and form prepare two ordinances for submission to the City Council at the next Council Meeting with the recommendation that the City Council hold a public hearing in due course: (1) That mobilehome parks be allowed only in Agricultural zones subject to Zoning Board of Adjustment "Special Exception". Mr. Chick, Mr. DuBois and Mr. Tuttle voted for the motion; Mr. Dimambro and Mr. Prescott voted in opposition and Mr. Ouellette abstained. (2) Recommend to the City Council that ~~xxxx~~ the land be zoned for low density residence in the area of the Durahm Road and Spruce Lane to the Madbury line approximately 1000 feet back on the westerly side of Mast Road and south side of Durham Road.

Wrong Mr. Chick, Mr. DuBois, Mr. Dimambro and Mr. Prescott voted in favor. Mr. Tuttle voted strongly in opposition. He stated that zoning should be progressive and not to fit to situation of the Mr. Chandler stated that the gasoline station "special exception" should be included at the same time to the City Council.

Mr. Chick recommended that the Planning Director bring in a recommended updated revision of the Mobilehome Park Ordinance at his earliest convenience

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