

DOVER PLANNING BOARD  
MINUTES OF REGULAR MEETING

HELD: Monday, April 1, 1968  
7:30 p.m.  
Police Courtroom

ITEM NO. 1: ROLL CALL:

On Roll Call the following members were present: Chairman Ouellette, Secretary Bernard, Donald E. Chick, Arthur J. DuBois, Charles E. Prescott, Hugh C. Tuttle. Also attending was W. R. Chandler, Planning Director and City Attorney Anthony A. McManus.

ITEM NO. 2: MINUTES OF REGULAR MEETING OF MARCH 4, 1968:

Moved by DuBois, seconded by Chick, that the minutes be accepted as written. Unanimously adopted.

ITEM NO. 3: MINUTES OF SPECIAL MEETING HELD ON MARCH 18, 1968

Moved by DuBois, seconded by Chick, that the minutes be accepted as written. Unanimously adopted.

ITEM NO. 4: COMMUNICATION FROM R. A. KRECKLOW REGARDING PROPOSED REZONING ON DOVER POINT:

Moved by Chick, seconded by DuBois that the matter be referred to Mr. McDonald for him to properly inform Mr. Krecklow of his alternatives. Unanimously adopted.

ITEM NO. 5: REFERRAL BY CITY COUNCIL OF PETITION FROM WHITE ENTERPRISES, INC. TO EXTEND SANITARY SEWER FROM PROSPECT STREET TO SNOW'S COURT:

Moved by Chick, seconded by Bernard, to recommend to the City Council that permission be granted to extend the sanitary sewer line 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.

ITEM NO. 6: OLD BUSINESS:

a. Regional Planning Commissions:

1. Memo on Nashua Regional Planning Commission:

Moved by Chick, seconded by DuBois, to accept the memo and place on file. Unanimously adopted.

2. Memo on Proposed E-1 area Planning Commission:

Moved by Chick, seconded by DuBois, to accept the memo and place on file. Unanimously adopted.

3. Nominations for membership to Reg. Plg. Comm.:

Moved by Chick, seconded by DuBois, to accept the opinion of the City Attorney and place it on file.

Moved by Chick, seconded by Bernard, to recommend to the City Manager the names of Walworth Johnson, Joseph Nadeau and Vernon Webb for appointment to the proposed E-1 area Planning Commission. Unanimously adopted.

b. Public Hearing by Council on Ordinance 2-68 and 3-68:

1. DPB Reports # 1/68 and 2/68:

Moved by DuBois, seconded by Tuttle, to accept the reports and place on file. Unanimously adopted.

2. Recommendations of City Attorney and Planning Director:

Moved by DuBois, seconded by Tuttle, to accept the recommendations and place on file. Unanimously adopted.

c. Updating Dover's General Plan:

1. Phase I of M & E's Contract with State of N.H.:

The Board reviewed the status of Phase I to date.

2. DPB's Subcontract with Metcalf & Eddy:

The Planning Director reported that the scope of the subcontract had been enlarged to the point that \$7,220.00 is the eventual cash figure for Dover's share.

3. Communication from State Planning Director:

The Board voted to instruct the Planning Director to contact the State Planning Director for additional information on the agreement between the City and the State.

4. Phase II of M & E's Contract with St. of N.H.:

The Planning Director passed our copies of the proposed Phase II for review by the Board Members.

d. Revised Budget for 1968:

Moved by Chick, seconded by Tuttle, that the Planning Director draft the necessary ordinance, amendments, resolutions and contracts that will allow him to work for the Planning Board. Unanimously adopted.

- e. Review of reports on application for preliminary approval of subdivision of Lot D-22 (Crestview Terrace) by White Enterprises, Inc.:

Moved by Tuttle, seconded by DuBois, to allow the substitution of asphaltic concrete curb in place of the cement concrete curb requirement. Unanimously adopted.

Moved by Tuttle, seconded by DuBois, to accept a \$20,000 performance bond enforceable in two years if the applicant desires final approval before satisfactorily completing all of the public improvements required by the Subdivision Regulations. Unanimously adopted.

Moved by Chick, seconded by DuBois, that preliminary approval be granted this subdivision subject to the above-described actions and a revision in the plans showing a closed drainage system extending down to Glenwood Avenue and tying into the proposed storm drainage system for Glenwood Avenue, the design of said system to be previously approved by the Public Works Director. In the event that the City of Dover does not install the proposed storm drainage system on Glenwood Avenue, then preliminary approval of the subdivision is denied. Unanimously adopted.

- f. Revisions to Zoning Ordinances:

1. Communication from ZBA regarding zoning on upper Central Avenue and Sign Requirements (See DPB Report # 5/68):
2. Staff Recommendations on Changes to Zoning Ordinance (See DPB Report #4/68):

Moved by DuBois, seconded by Bernard, that consideration of Item 6-f be postponed until the next regular Planning Board Meeting. Unanimously adopted.

- g. Other Old Business:

1. Cocheco River By-Pass Project:

The Board agreed to hold an interview with one consulting firm at 9:00 p.m. on April 22 and the remaining two interviews at 7:30 p.m. and 8:15 p.m. on May 6.

- h. No other Old Business discussed.

ITEM NO. 7: NEW BUSINESS:

- a. Receipt of application for preliminary approval of subdivision of Lot #I-30B (Sunnybrooke Subdivision) by White Enterprises, Inc.:

- b. Receipt of application for preliminary approval of subdivision of Lot A-15 (Sec. II, Colonial Park Subdivision) by White Enterprises, Inc.:
- c. Receipt of application for preliminary approval of subdivision of Lots 10-1 and 32-29 (Prospect Street Subdivision) by White Enterprises, Inc.:

Moved by Prescott, seconded by Bernard, to accept the applications and refer same to public hearings on April 22. Unanimously adopted.

- d. Receipt of revised plans and specifications for Sunnybrooke Mobilehome Park (Lot I-30B):

Moved by Chick, seconded by Tuttle, to accept the revised plans and specifications and refer to the Planning Director for study and recommendations. Unanimously adopted.

Moved by DuBois, seconded by Bernard, to accept the opinion from the City Attorney regarding the Board's procedures on plans and specifications for mobilehome parks and place on file. Unanimously adopted.

- e. There was no other new business discussed.

ITEM NO. 8:

Moved by DuBois, seconded by Bernard, to adjourn. Unanimously adopted.

Respectfully submitted,

Albert O. Bernard  
Secretary

AOB:c