

DOVER PLANNING BOARD
MINUTES OF MEETING
PUBLIC HEARING

HELD: Monday, Feb. 18, 1963
7:30 p.m.
City Hall Auditorium

RE: PROPOSED ZONING ORDINANCE AND MAP -- WARD IV

ATTENDING: Wallace I. Akerman, Albert O. Bernard, Arthur J. DuBois, Paul D. Foxworthy, E. Vincent McDonald, Hugh C. Tuttle

ALSO ATTENDING: Miss Doris M. Desautel, Ex-Planning Director

Chairman Arthur J. DuBois called the Public Hearing concerning the proposed zoning ordinance and map to order at 7:30 p.m. on Monday, Feb. 18, 1963 in the City Hall Auditorium. He welcomed the public and invited any questions or comments on this proposed Ordinance.

Ex-Planning Director Miss Doris M. Desautel was introduced and Miss Desautel reviewed the entire Ordinance with the public. She stated that this was a permissive ordinance and anything not permitted is excluded. Miss Desautel continued that the zoning power is given to the City of Dover by the State of New Hampshire, and that this Ordinance is not retroactive. The floor was then opened to any comments or questions of the public, giving primary consideration to Ward IV residents.

Mr. Arthur Grimes, 250 Dover Point Road, asked Miss Desautel to point out the specific changes in Ward IV. Miss Desautel proceeded to point out all the changes.

Judge Ovila Gregoire, 5 Locust St., Dover, representing Mr. Kenneth Shaw of Shaw Construction on Garrison Rd. spoke in opposition to the Ordinance insofar as it would increase the cost of gravel. He stated that instead of paying \$1.00, the price would be \$5 to \$6 a yard under this Ordinance's regulations. He continued that this cost would have to be borne by those who have gravel or loam in their yard inasmuch as the seller has to first get a permit from the City for \$25, and then hire a civil engineer to come down and make a survey of the property, and make full disclosure not only to the Engineer but to the City of how much he proposes to develop and how much topsoil and gravel he is going to sell, and then before the permit is issued he has to indicate to the Engineer as to what this area will look like when he gets through selling gravel. In conclusion, Judge Gregoire pointed out that this would be very expensive.

Attorney Raymond Ouellette of Calderwood Offices, representing R. G. Sweatt and George T. McKenna, agreed with the remarks of Judge Gregoire. He mentioned that he saw no provisions here to indicate what the City intends to do about sandpits. He pointed out that some gouges were left by the City and that some in operation are City-owned pits. He brought to mind that it would cost \$25 or more to comply with the provisions of this Ordinance. Mr. Ouellette questioned how an operator can foresee how long he will be operating from a certain pit. He pointed out that it would be a question of sand and gravel businesses going out of business or costs going up. Mr. Ouellette

continued that if this regulation on gravel and topsoil is passed, it "Calls for legal action."

Judge William Galanes, representing approximately 60 Dover Point Residents spoke in opposition to the rezoning of a parcel of land at Dover Point to Light Industry. He stated that the rezoning would be the most foolish use of property possible, as the State has plans for recreation use there. He read a letter from the Director of Recreation of the State of New Hampshire, expressing the hope that Lot 51 would have potential recreation uses in the State. Judge Galanes went through the Ordinance picking out various sections for criticism. He read down the lot size requirements noting that if you buy a lot having 400' you go to the Zoning Board and you are allowed maximum coverage of 10 per cent; 90 per cent you pay taxes on but you can't build on, he continued. Judge Galanes criticized the parking requirements stating that it was his understanding there are 1,000 students in Dover High School, which means the City is obligated to provide 200 parking spaces to go along with parking facilities. The Garrison School will need 200, he continued. Will they have to pave that land, he asked. Are we spending money for education or to pave the area, he continued.

Judge Galanes continued to say that the Planning Board is trying to usurp the powers of the Zoning Board and the Building Inspector. He read several more letters opposing the rezoning of the Dover Point area, and then summarized as follows:

1. "Restricted Industry in Dover Point is the worst attempt I've ever seen in trying to come back for another look."
2. "Are we going to be confronted with custom-built houses in Dover or live as free people?"
3. "Are we going to set utopia classes in the State of New Hampshire?" "No other City or State has these restrictions."

Mr. Herman C. Moore of 7 Bellamy Lane read lines from the New Hampshire Sunday News, accusing Mayor Shaines of bringing this Industry into Dover Point.

Mr. Harold Wentworth of Durham, New Hampshire noted that it was poor planning to put the industry between two resort residences.

Mrs. Elizabeth C. Rowe of Hayes Lane spoke in favor of the rezoning, pointing out that food, shelter and clothing should come before anything else, and if the new industry would employ 300, it would be good for the community. She brought to mind that a petition against Pease Air Force Base was brought around before it came to Portsmouth, but the Base

has been an asset to the general welfare and a good neighbor.

Mr. William Kincaid of Dover Point Road said he was in favor of the new rezoning 100 per cent. He brought to mind that Mr. Tobey, Director of Recreation, State of New Hampshire, hasn't done anything with it for at least 15 years, and Mr. Kincaid pointed out it would be very nice as Light Industry. "Progress should be our motto", he continued.

Mr. Donald Huston of 352 Dover Point Road went on record as being opposed to the rezoning. He stated that at the hearing last fall the residents were told by the City Council that the matter would be tabled before anything was done, and that they would be notified of any change. "The map has been changed", he continued.

Mr. Arthur Grimes of Dover Point Rd. said he was definitely opposed to the rezoning of Dover Point.

Mr. Ernest H. Browning of 207 Dover Point Road went on record as 100 per cent against industrial development on Dover Point. He pointed out that in the past 10 to 12 years expensive homes have been built there. "It is my opinion", he continued, "that people like it as a residential area." He pointed out that if one industry comes in it will pave the way for others until the complete area is made entirely industrial.

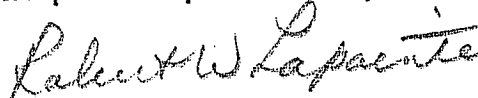
Mrs. Rowe stated that we have to go along with progress. She brought to mind that it would be nice to keep things the way they are, but on the other hand industry would be profitable.

Mr. Roland Hemon of 10 Oak Street suggested that the people decide by a referendum.

Mr. Harrison Mackey of 412 Dover Point Road agreed with Mr. Hemon stating that it should start at Dimambro's south down the Point.

There being no further questions or statements, the meeting was adjourned at 9:45 p.m.

Respectfully submitted,



Robert W. Lapointe
Secretary