

DOVER PLANNING BOARD
MINUTES OF MEETING
WORK SESSION

HELD: Monday, May 13, 1963
7:30 p.m.
Board Office

ATTENDING: Albert O. Bernard, Chairman Arthur J. DuBois, Paul D. Foxworthy,
Robert N. Gillis, Secretary Robert W. Lapointe, Hugh C. Tuttle

STAFF: Henry Neil, Planning Director

ALSO ATTENDING: Raymond H. Bardwell, Director of Public Works

The work session of the Dover Planning Board was called to order by Chairman Arthur J. DuBois at 7:45 p.m. on Monday, May 13, 1963 in the Board Office.

Motion made by Paul D. Foxworthy, seconded by Albert O. Bernard, that the minutes of the previous meeting be approved as written. Motion adopted unanimously.

The first item on the agenda was the receipt of various reports on the Brookwood Subdivision. The report of the Director of Public Works was received and given careful consideration. The Planning Director was instructed to consult with the Fire Chief with respect to the location of fire hydrants in this Subdivision. After careful consideration of all pertinent factors, the Planning Board directed that a letter be sent to Mr. Grant L. Davis, the Engineer responsible for the Subdivision and that this letter list various objections which the Planning Board had to the Subdivision as presented, and request Mr. Davis to be present at the next regular meeting of the Planning Board in order that these objections might be answered. The Planning Director informed the Board that no formal action on this Subdivision was required insofar as the Subdivision Application was received only three days prior to the formal Planning Board meeting. Subdivision Regulations state that any application to be considered at a regular meeting of the Planning Board must be submitted at least ten days prior to that meeting. The Brookwood Subdivision Application need, therefore, not be considered before the June meeting of the Planning Board.

The second item on the agenda was the Crestview Terrace Subdivision Application. The Planning Director reported that he had contacted the New Hampshire Highway Department with respect to the proposed drainage of the Subdivision onto Highway Department land. He had been informed by Mr. Averill of the Highway Department that no such drainage would be permitted without special written permission from that Department. The Director then reported that the New England Tel & Tel Co., Engineering Department, had informed him that no buildings or structures would be permitted over the telephone right-of-way shown in the Crestview Terrace Subdivision Application nor would any trenches across this area be permitted due to the shallow depth of the underground cable. Mr. Bardwell submitted his report on this Subdivision Application as Director of Public Works.

Motion made by Paul D. Foxworthy, seconded by Hugh C. Tuttle that the Application for preliminary approval of Crestview Terrace Subdivision be rejected and that a letter be sent to White Enterprises, Inc., informing them of the rejection and the reasons for the rejection.

Mr. Foxworthy then questioned the Public Works Director as to the adequacy of the Back River Road Lift Station. Some discussion on this followed.

The Planning Director then informed the Board that the Application for re-certification of the Workable Program for Community Improvement had been prepared with all required supplementary material. Upon receipt of a copy of the minutes of the Council Meeting at which submission of the Application for re-certification was approved, this data will be forwarded to the Housing and Home Finance Agency for their approval.

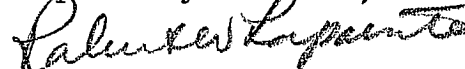
Mr. Neil informed the Board that they could expect a report on the Community Renewal Program Application by the next meeting.

The Board was informed that the City Solicitor had given the Planning Director his opinion on the two proposed revisions of the Dover Zoning Ordinance. The Solicitor had informed the Director that he was much in favor of the second proposed format. The Director reported that Mr. Moher had provided him with much valuable information on zoning law in New Hampshire. The Director suggested that he begin a complete final revision of the Zoning Ordinance, utilizing all opinions and suggestions and that he attempt to have this revision completed and the zoning map prepared for Planning Board consideration by early June. The Board directed him to do so.

Chairman Arthur J. DuBois asked the Planning Director for information as to the actions of the Chamber of Commerce with respect to their two requests for a hearing by the Planning Staff on their suggested amendments to the Zoning Ordinance. The Planning Director informed the Board that on two occasions, the first on Thursday, May 9, and the second on Monday, May 13, he had informed Mr. McAdams, Executive Director of the Chamber of Commerce that the Board was in the process of reconsidering the Zoning Ordinance and that should the Chamber still wish to present comments, the Staff would be happy to hear them. However, due to the urgency of the matter, he requested that the Chamber present comments at the earliest possible time.

The Planning Director drew the Board's attention to a problem regarding mobilehomes. The Director informed the Board that according to existing use and interpretations by the previous City Solicitor, a single mobilehome in Agricultural Districts may be permitted to exist on 6,000 sq. ft. of land while utilizing a septic tank disposal system. Under such circumstances, a single family house is required to have at least 15,000 sq. ft. of land. The Director pointed out the inconsistencies in these requirements. He informed the Board that the Health Inspector has been issuing permits on the basis of the 6,000 sq. ft. requirements. Concern on this matter has been expressed by the Building Inspector and the Clerk of the Zoning Board of Adjustment. The Board instructed the Director to contact the City Solicitor and request a second opinion on this matter at the earliest possible moment. Adjourned 9 p.m.

Respectfully submitted,



Robert W. Lapointe
Secretary