

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Monday, July 1, 1963
7:30 p.m.
Board Office

ATTENDING: Chairman Arthur J. DuBois, Vice-Chairman Hugh C. Tuttle, Secretary Robert W. Lapointe, Wallace I. Akerman, Albert O. Bernard, Donald E. Chick, Robert N. Gillis, E. Vincent McDonald.

ALSO ATTENDING: Public Works Director Raymond H. Bardwell, Mr. Gintautis, a Resident of Glenwood Avenue.

STAFF: Henry Neil, Planning Director.

In the absence of Chairman Arthur J. DuBois, Vice-Chairman Hugh C. Tuttle declared the meeting open at 7:25 p.m.

Motion made by Mr. Bernard, seconded by Mr. Chick that the minutes of the previous meetings of June 24 and June 27 be accepted as written. Motion adopted unanimously.

Mr. Tuttle announced that Mr. Bardwell, Director of Public Works, had agreed to be present at the meeting to furnish information on possible sewage facilities on Crestview Terrace Subdivision. Since Mr. Bardwell had been detained, Mr. Tuttle announced that the first item on the agenda would be a report on the City Council's action on the Community Renewal Program Application. The Planning Director informed the Board that at a special meeting of the City Council, the Council had approved a resolution authorizing the Planning Board to submit a Community Renewal Program Application. Planning Board Secretary Robert W. Lapointe had signed the Recording Officer's Certificate for the Planning Board Resolution and Mr. Kenneth Gray had signed the Certificate for the City Council Resolution. Both had been notarized by Mrs. Irene Fagan, Notary Public. In addition, Mr. T. Casey Moher, the City Solicitor, had attached the required Solicitor's opinion affirming that the Planning Board had the authority to submit a Community Renewal Program Application. Four bound copies of this Application were mailed to New York on Friday, June 28, 1963.

Vice-Chairman Hugh C. Tuttle then announced that the next item on the agenda would be the consideration of the Planning Program for the coming months. Mr. Tuttle asked Mr. Neil to elaborate on this item. The Planning Director informed the Board that since the Community Renewal Program Application had been submitted there would now be a two-month period during which the Planning Board would have time to pursue such work as they felt would be most valuable to the City of Dover. Mr. Neil informed the Board that the Zoning Ordinance was virtually finished and ready for public presentation and required only the Board's approval and that the Subdivision Regulations had been re-drafted and awaiting only technical information from the Public Works Department. He informed the Board that there are three alternative courses open to the Board.

- (1) The Planning Office could engage in strictly administrative work and organize its file and map system to determine precisely what information was available in the Planning Office and where it could be located.

This course of action would place the Office in such a position that it would be ready to move smoothly on to further work, however, it would result in a period during which no actual planning work would be done.

2. The Board could engage in the collection of data and the preparation of working maps such as a sewer map, water map and basic land use map. This would provide the Board with basic data for future planning studies.
3. The Board can move directly into planning studies such as a transportation study, an industrial survey or a study of commercial facilities within the City.

The Board then discussed the various possibilities. It was the consensus of the Board that the Planning Office should concentrate on the completion of a City Base Map, which could be used to gather data from the various Departments. In addition, the Board requested that upon completion of the map, Mr. Neil give copies of it to the Water and Sewer Departments and have them prepare for this Office generalized maps outlining the sewer and water provisions in the City of Dover.

It was also decided that Mr. Neil should begin an industrial survey to determine the needs of existing industries in Dover and the advantages Dover may offer perspective industries. If possible, Mr. Neil should also prepare an outline of a planning program for the Planning Board's consideration.

Mr. Chick informed the Board that he and the Director of Public Works had been in consultation with sewage consultants and that he anticipated that the City might engage such consultants to prepare an overall study of sewage facilities in Dover. Through such a study, the Planning Board might be able to gain the aforementioned sewage facilities map with least work and highest accuracy.

Chairman Arthur J. DuBois announced that the next item on the agenda would be consideration of the Sunnybrooke Subdivision Application. Mr. Tuttle outlined the background of this Application. Mr. DuBois then asked for any comments the Board Members might have on provisions they would wish to see attached to the approval of this Subdivision. After some discussion of the matter:

Motion made by Hugh C. Tuttle, seconded by Albert O. Bernard, that the Sunnybrooke Subdivision be rejected for the following reasons:

- (1) The Board is not satisfied that the proposed drainage system will correct the existing drainage problem.
- (2) It is the opinion of the Board that the proposed dry wells may cause pollution of the adjacent brook.

Motion adopted unanimously. Some discussion of the motion ensued.

Motion made by Donald E. Chick, seconded by Robert N. Gillis, that the Sunnybrooke Subdivision Application be approved subject to the following provision:

That a five-year bond in an amount determined by the Director of Public Works and to be approved by the City Solicitor be posted so that if either the septic tank system or the drainage system proposed should prove inadequate, or result in pollution of any water course then the City shall be in a position to correct such inadequacies or pollution. Motion adopted unanimously.

At this point, Mr. DuBois apologized to the Members of the Board and announced that he must leave the meeting early.

Mr. Tuttle announced that the next item on the agenda would be the consideration of Crestview Terrace Subdivision. The Planning Director gave a resume of this Subdivision Application. He requested that Mr. Bardwell inform the Board of the results of a field check of possible sewerage facilities in the Crestview Terrace area. Mr. Bardwell informed the Board that through new information, the City had located sewer facilities on the western side of the Spaulding Turnpike and that a possibility existed that the Crestview Terrace Subdivision could be connected to these facilities. The Board discussed this finding and its relationship to the Crestview Subdivision.

Motion made by Mr. Lapointe, seconded by McDonald that the Crestview Terrace Subdivision be approved subject to the following provisions:

That if within 30 days it be proven feasible by the Department of Public Works to connect the sewage and drainage facilities of the Crestview Subdivision to City sewerage facilities and to existing drainage system, then the sewage and drainage facilities of the Subdivision must be so connected. In the event that it is proven unfeasible to connect said drainage to said existing drainage facilities then the Subdivider shall be required to submit a bond for a five-year period in an amount to be determined by the Director of Public Works and approved by the City Solicitor so that in the event of malfunction of the drainage system as proposed, the City may be able to correct such malfunction. Motion adopted unanimously.

Mr. Tuttle announced that the next item on the agenda would be the consideration of Brookwood Subdivision Application. The Board then discussed the drainage provisions proposed for the Brookwood Subdivision. On consideration of the plat, the Board found that the plat, as submitted, did not state with sufficient clarity what would happen to the drainage on this Subdivision.

Motion made by Mr. Bernard, seconded by Lapointe, that the Brookwood Subdivision plat be approved subject to the following provisions:

- (1) That the drainage system be revised to meet standards to be set by the Director of Public Works.
- (2) That a letter of intent be received by the Board from the Subdivider stating that not more than eight dwelling units in this Subdivision shall be permitted to discharge into the existing Spruce Acres Lift Station.

Motion adopted unanimously. Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Robert W. Lapointe, Secretary.