

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Monday, July 15, 1963
7:00 p.m.
Board Office

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

STAFF: Henry Neil, Planning Director.

ALSO ATTENDING: Kenneth C. Gray, City Clerk.

Chairman Arthur J. DuBois called the meeting of the Dover Planning Board to order at 7:00 p.m. on Monday, July 15, 1963 in the Board Office.

The Chairman announced that the first item on the agenda would be discussion of a memorandum from the Mayor relative to the Planning Board's answer to his request for a study of street names in Dover. The Chairman outlined the main points of the Mayor's memorandum. He then asked the Director to explain to the Board what such a study would involve. The Director did so.

Motion made by Meserve, seconded by Mr. Bernard, that the Mayor be invited to attend the next Planning Board meeting in order that the Board might discuss with him the undertaking of a street name study. Motion adopted unanimously.

Chairman DuBois then informed the Board that a communication had been received from C. I. White Enterprises, Inc., with respect to the Crestview Terrace Subdivision Application. In the letter, Mr. White requested that the Planning Board extend consideration of the Crestview Terrace Subdivision for an additional two-week period. The Planning Director informed the Board that the Director of Public Works is presently investigating the possibility of extending City sewers to Crestview Terrace. The Chairman read to the Board a communication from the Director of Public Works on this subject.

Motion made by Mr. Meserve, seconded by Mr. Bernard, that the Board grant Mr. White's request for a two-week extension of consideration on the Crestview Terrace Subdivision. Motion adopted unanimously.

Chairman DuBois then invited the Board's consideration of the minutes of the Special Planning Board Meeting held on July 2, 1963. Mr. Meserve and Mr. Bernard asked why they had not been notified of this meeting. The Planning Director informed them that he had been unable to contact them. Due to the length of the minutes, the Planning Board Meeting was temporarily suspended until all Members could read the minutes. Some discussion ensued on the precise wording of the motion taken with respect to the Sunnybrooke Subdivision.

Motion made by Mr. Tuttle, seconded by Mr. Gillis, that the minutes be accepted as read. Motion adopted seven to one.

The Chairman then asked the Director to outline to the Board the invitation received from the City Manager's Office. The Director informed

the Board that an "Open House" was to be held at City Hall on July 16, 1963 so that the general public may meet the City Manager. The Planning Board has been invited to display some of their work at this public meeting.

Motion made by Mr. Meserve, seconded by Mr. Bernard, that the Planning Board authorize the Director to put on display, at the Council-Manager Committee Meeting, items of the Planning Board's work. Motion adopted unanimously.

The Chairman then requested that Mr. Neil inform the Board of the answer received from the Dover Housing Authority with respect to the Planning Board's invitation to the Authority to participate at Planning Board meetings relative to the Community Renewal Program. Mr. Neil informed the Board that Mr. McCann, Executive Director of the Dover Housing Authority, had been in touch with Mr. Neil and had expressed to him his Board's enthusiasm at such a chance to participate in the creation of a Community Renewal Program. The Housing Authority has requested that rather than assign one Member to work with the Planning Board, the Planning Board permit all Members of the Housing Authority to attend Board Meetings relative to the Community Renewal Program. The Planning Board Members expressed unanimous approval to the arrangement and directed Mr. Neil to communicate with the Housing Authority and extend such invitation to them from the Planning Board.

The Planning Director then informed the Board that if suitable to the Board, the Planning Secretary wished to go on vacation from July 22 through August 5. The Board expressed approval. He further informed the Board that, again subject to the Board's approval, the Planning Director proposed to take a one-week leave on August 19 through August 23. The Board expressed approval.

Chairman DuBois then asked Mr. Neil to explain to the Board the item on the agenda entitled "Discussion of Zoning Ordinance". Mr. Neil told the Board that he had been giving consideration to the possibility of a suburban garden apartment zone in the City of Dover. He explained to the Board what such a zone would involve and indicated possible locations for it. He asked the Board for their opinion of such a zone. After some discussion of the requirements of such a zone for public sewerage, the Board authorized the Director to pursue his investigation of such a zone and to report back to the Board. In addition, Mr. Neil pointed out to the Board that in the Zoning Ordinance, as proposed, Light Industrial Districts permit only research and laboratory establishments. He asked the Board if they felt that the uses permitted in this District should be expanded. Chairman DuBois expressed his belief that the zoning had originally been established as a very restricted area because of its relationships with residential land uses and that in his opinion, it should remain restrictive. The other Board Members agreed with Mr. DuBois. There being no further discussion of the Zoning Ordinance at this time, the Chairman announced that the Board would consider the Zoning Map, as proposed.

The Director pointed out to the Board that the area on Dover Point between the Spaulding Turnpike, the Bellamy River, and the Boston Harbor Road, which had formerly been proposed as a restricted industrial zone, was on the new proposal, divided between single family residential and restricted industrial. He asked the Board for their pleasure on this point. Some discussion of the matter ensued as to the advisability of zoning this area industrially and as to the possibility of development of the area in any other fashion.

Motion made by Meserve, seconded by Bernard, that the recommendation that this area be rezoned as Light Industry be withdrawn and that the area remain

in its present zoning capacity.

Chairman DuBois called for a roll call vote. Some discussion of the motion ensued and it was suggested that Mr. Chick might be able to obtain more information on this subject for the Board. Mr. Meserve thereupon withdrew his motion until such other information could be obtained. The Board directed the Planning Director and Mr. Chick to give this matter further consideration and report back to the Board on its possibilities for development at the next Board Meeting.

The Board then turned consideration to the Commercial Zone on Dover Point. After some discussion, the Planning Director and Mr. Chick were directed to contact the State Highway Division and request that they be permitted to see or to obtain the design proposals for the new bridge at Dover Point. The Planning Director and Mr. Chick were directed to investigate the potential effects of this new highway layout on the proposed zoning and to report back to the Board.

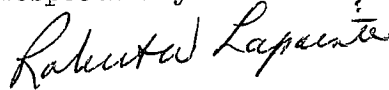
With respect to the Thoroughfare Business Zone on Dover Point Road near the Applevale Development, the Board gave much consideration to the size of this zone. No decision was reached on this zone.

Mr. Neil then asked the Board for their views on the residential zone between Central Avenue and Belknap Street in the Hamilton Street area. He pointed out to the Board that the area is presently proposed for either middle density residential development or high density residential development. During the discussion of this point, it was brought out that no matter which zone this area is proposed for, any residents seeking to expand property upon it will probably be required to go to the Zoning Board of Adjustment insofar as most of the lots in the area do not meet the spatial requirements of the proposed zoning ordinance. It was decided that this area should receive further consideration at the next meeting.

Chairman DuBois informed the Board that the next meeting would be held on July 29.

The meeting was adjourned at 10:15 p.m.

Respectfully submitted,



Robert W. Lapointe,
Secretary.