

DOVER PLANNING BOARD
MINUTES OF MEETING
REGULAR

HELD: Monday, August 5, 1963
7:00 p.m.
Board Office

ATTENDING: Mr. Arthur J. DuBois, Chairman, Mr. Hugh C. Tuttle, Vice-Chairman, Mr. Robert W. Lapointe, Secretary, Mr. Eugene S. Meserve, Mr. E. Vincent McDonald, Mr. Albert O. Bernard, Mr. Wallace I. Akerman, City Manager Donald E. Chick, Water Superintendent Robert N. Gillis.

ALSO ATTENDING: Mr. Henry Neil, Planning Director, Mr. Paul G. Karkavelas, State Senator, Mr. Cliff Luce, Foster's Daily Democrat, Mr. Gary LaPierre, WTSN Radio, Mr. Richard Burnell, Mr. Robert Kenevel.

Chairman DuBois called the regular monthly meeting of the Dover Planning Board to order at 7:10 p.m. on Monday, August 5, 1963 in the Board Office.

Chairman DuBois welcomed Senator Karkavelas and introduced the two Representatives of the New Hampshire Highway Division. He reminded the Board that the Representatives were present to explain the long-range plans for the proposed Dover Point bridge area. The Representatives displayed an aerial photograph of the area at large scale and two overlays; one showing short term plans, the other long term. It was explained that the immediate proposal envisions a two lane bridge to be converted at a later date to a four lane bridge, leaving the General Sullivan Bridge and the existing section of the expressway at that point as a local service road. The Planning Director and the Director of Public Works noted that this long range proposal envisions an access road upon the area presently under consideration for industrial zoning. Various questions were directed by the Planning Board Members at the two Representatives. Upon finding that no further questions were forthcoming, Chairman DuBois thanked the gentlemen for their attendance and their information.

Chairman DuBois then asked the Board if they wished to approve the Minutes of the previous meeting. Mr. Meserve noted that an item had been omitted in that a motion by himself, later withdrawn, had not been entered in the Minutes. Chairman DuBois directed the Planning Director to correct the Minutes and re-submit them.

Chairman DuBois then explained to the Board the reasons for the cancellation of the Meeting previously scheduled for July 29, 1963.

Chairman DuBois then noted that the first item on the Agenda had been scheduled to be an address by Mayor Stuart N. Shaines on a street-name survey. Mr. Chick suggested that the Mayor might have been delayed and might arrive late. Chairman DuBois thereupon decided to delay this item on the Agenda until the Mayor should appear.

Chairman DuBois then called upon Mr. Chick to report to the Board any knowledge he might have on the industry considering moving into the Dover Point area. Mr. Chick reported that the Dover City Council had met with the industry in question on Monday, July 29, 1962. He informed the Board that the industry was still

extremely interested in locating in that area and that the State Industrial Park Authority had extended the deadline for acceptance of the area by the Industry to late August. If the Industry does not accept the location by that date, then the area will revert to the State. Mr. Chick informed the Board that the City Council had asked the Industry for their views on publication of this matter and the Industry representatives had answered that they had no strong feelings on the matter. Arrangements have therefore been made that the Industry would issue a press-release on the week of August 5. In the absence of this release, Mr. Chick informed the Board that he was not free to reveal the name of the Company, or specific details of any arrangements they might have made. Mr. Chick then outlined the action of the City Council in tabling the motion when it first arose in 1962. Mr. DuBois asked if all interested parties would be notified prior to any further action of the City Council on this matter. Mr. Chick answered that he was unable to answer the question, but to his belief and understanding, the City Council could consider the matter at any time. Mr. Meserve pointed out that while the Planning Board had proposed 51 acres for an industrial zone, the site under consideration consisted of only some 17.8 acres. Mr. DuBois then asked if the City Council had seen the highway proposals for this area. He was informed that certain members had. Mr. Meserve then stated that he and other members of the Board had voted for this project originally only because it was originally presented to the Board that if action was not taken immediately, then Dover would lose an industry and many well-paying jobs for its citizens. Upon this understanding, the Planning Board gave its recommendation that this area be rezoned to permit industrial location in the area.

Motion made by Meserve, seconded by Bernard, that the Planning Board withdraw its previous motion to the City Council recommending that the area in question be zoned for light industry. Motion adopted four to three, with one abstention.

Chairman DuBois asked if any Members had any questions. Mr. McDonald raised the point that in the interim period since the initial consideration of this proposal, the new bridge proposal had been raised and this new bridge would cut off a sizable portion of Hilton Park. In the light of this reduction of recreational facilities in Dover, Mr. McDonald felt that the proposal should be reconsidered. He further stated that in his belief, the action of the City Council in delaying for a six-month period had been unjustified. Mr. McDonald then announced that he would vote in favor of the motion as stated as a protest at the City Council's action. Chairman DuBois called for a roll-call vote on the motion. Mr. Meserve asked for a clarification of a yes vote. Chairman DuBois stated that a yes vote would withdraw the original recommendation to the City Council. Mr. Gillis raised a question. He reminded the Board that at the previous meeting of the Board, the Planning Board had requested the City Manager to obtain information concerning the matter and to report back to the Planning Board. He reminded the Board that the City Manager had obtained the information and had reported to the Board. He further informed the Board that action would be taken by the City Council within two weeks. Mr. Chick explained to the Board that because of the Industrial Park Authority's action in extending the option period to late August, the Industry would have to take action in the very near future. Mr. Meserve stated that he was still in favor of his motion. Chairman DuBois asked Mr. Gillis if he had anything further to say. Mr. Gillis informed the Board that the City Council had scheduled a meeting for Wednesday, August 14, 1963. He stated that he felt it was only courtesy for the Planning Board to delay action until the City Council had had an opportunity to meet on this matter. Mr. Meserve stated that the Planning Board had asked the City Manager for information, not the City Council. He stated that Mr. Chick had furnished the information to the Board and not the City Council. He asked for an explanation of the things involved in the Industry's decision.

Chairman DuBois called for any more questions. There being none, a roll-call vote was taken:

Akerman	<u>Yes</u>	Lapointe	<u>No</u>
Bernard	<u>Yes</u>	McDonald	<u>Yes</u>
Chick	<u>No</u>	Meserve	<u>Yes</u>
Gillis	<u>No</u>	DuBois	<u>Abstained</u>

The vote being four to three in favor of the motion, the original recommendation to the City Council that the area in question be rezoned for light industry is hereby withdrawn.

At this time, Mr. Tuttle entered and apologized to the Board for his lateness. Mr. DuBois informed him of the Board's action on the previous motion.

Chairman DuBois then called on the Planning Director to report to the Board on the progress of the Community Renewal Program. The Director had been informed that other than some minor details, no problems had been found with the Application and no delay was anticipated when he contacted the Housing and Home Finance Agency. The minor problems had been met and solved.

The Chairman then asked the Planning Director to explain to the Board the memorandum on "Spot Zoning" which had been issued to the Members. The Director informed the Board that he had been asked by Mayor Stuart N. Shaines to compile a short description of "Spot zoning" and to list several applicable cases. He explained to the Board that he had felt this memorandum would be of use to the Board in their deliberations in the Dover Point issue. Mr. Meserve then directed several questions at the Planning Director on his findings on spot zoning and applicable court cases.

Chairman DuBois then asked for information on the copies of the 1962 Annual Report issued to the Board Members. The Director explained that in the absence of a Planning Director, the Secretary to the Planning Board had compiled the 1962 Annual Report. He informed the Board that while Miss Marcotte had done an admirable job, he had felt the need for some reorganization. He submitted the revised report to the Board for their approval.

Chairman DuBois then stated that he had been informed prior to the meeting by the Planning Director that a problem had arisen with regards to a subdivision in the City. He informed the two reporters present that the subject to be discussed was not for publication insofar as it could cause harm to a resident of Dover. Mr. Chick asked Mr. DuBois if, in such an instance, the reporters should be asked for their assurance that they would respect the Board's request. Chairman DuBois answered that in order to insure the privacy of the subject, he would ask that the Board be convened in an executive session.

Motion made by Meserve, seconded by Gillis, that the Planning Board withdraw to an executive session. Motion adopted unanimously.

Mr. Luce and Mr. LaPierre then left the room at 8:30 p.m.

At 8:40 p.m., Mr. Luce and Mr. LaPierre were informed that they might return to the meeting.

The Mayor being still absent, Chairman DuBois informed the Board that the Planning Director had received from the Mayor's Office, several letters and an ordinance from the City of Portsmouth relative to the Mayor's proposed street name survey. Mr. Meserve requested that the Planning Director forward copies of these letters and ordinance to the Planning Board Members for their consideration.

Motion made by Meserve, seconded by Chick that the Mayor be invited to attend the next meeting of the Planning Board to be held on August 12 at 7:00 p.m. to address the Board on the proposed survey. Motion adopted unanimously.

Mr. Meserve asked Mr. Chick whether the street name survey had anything to do with the delay in placing the new street signs in position. Mr. Chick informed the Board that delay in placing the signs had been caused by

He further informed the Board that the street names on signs may be changed at any time. He stated his belief that the survey had been proposed due to problems arising from confusion when emergency vehicles are summoned to the scene of an emergency. Mr. Meserve pointed out that the survey involves more than appears at first glance and that there are other problems present. It was decided to delay further discussion of the matter until the Mayor could be present.

Chairman DuBois then called on the Planning Director to outline to the Board the item on the Agenda entitled "Subdivision Regulations". The Director informed the Board that he had revised and reorganized the Dover Subdivision Regulations according to the indications of the Planning Board of unsatisfactory sections in order to make the regulations more readily usable. He informed the Board that he anticipated that these proposed new regulations would be ready for distribution and consideration by August 12, 1963.

Chairman DuBois then called on the Planning Director to read the advertisement for an Assistant Planner which had been placed in the American Society of Planning Officials publication.

Mr. Neil then outlined to the Board the proposed industrial and trade surveys. He directed the Board Members attention to the survey sheets issued to them. He further informed the Board that he had inquired at the State Planning and Redevelopment Office and had been informed that the Capital Improvement Program and the Community Facilities Study would shortly be released to the City. He had further been informed that under previous planning programs, the City had completed a land use study, population study and an economics study. Mr. Neil stated that he had been unable to locate several of these studies.

The Board then discussed the need for an existing land use map. The Director informed the Board that it was his intent to use the available information in concert with a field survey to create an up-to-date existing future land use map. Mr. Tuttle asked that when this map was created and in consideration of land use, the matter of land capability be considered. Mr. Neil agreed with Mr. Tuttle that this was very necessary and accepted Mr. Tuttle's offer of assistance in the creation of such a map.

Chairman DuBois then announced that there being no further issues the Board would turn its attention to the proposed zoning map. Discussion then ensued as to the proposed zoning of several portions of the map and instructions

were given to the Planning Director. The Planning Director was directed to prepare a land use map of a section of the Doyer Point Road to assist the Board in its deliberations as to the extent of a Thoroughfare Business zone in that area. Various other sections of the map were discussed.

Motion made by Bernard, seconded by Akerman, that the meeting be adjourned. Motion adopted unanimously.

The Meeting was adjourned at 10 p.m.

Respectfully submitted,



Robert W. Lapointe
Secretary