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in this request was the work load of the Planning Board. He took note of the memorandum on this subject prepared by the Planning Director and stated that in his opinion, the memorandum outlined the various problems inherent in such a survey very accurately. He stated that the Planning Board was committed to completing the zoning ordinance within the very near future in addition to revising the Subdivision Regulations. Because of this work load, he felt that this was not the right time for the Board to accept additional work. Perhaps at some later date when the Board's work load was lighter, it might be possible to accept such a survey, however, insofar as the Planning Director will of necessity be required to do most of the work himself, he felt that in light of the approaching Community Renewal Program, the Board would be unable to accept any additional projects at this time. He stated that, in his opinion, although the task appeared to be easy it was, in fact, very complicated.

Mayor Shaines noted that he had not envisioned either the Board or the Director conducting a door-to-door survey.

Mr. Meserve stated that he felt that although the Mayor might feel the survey was simple, it was in fact, extremely difficult. He stated that the problems had been in existence for some time and that to change them would involve such matters as property deeds, business contracts and many other matters. He emphasized the hidden difficulties in the proposal.

Mayor Shaines stated that he was aware of the problems and of the affection of some people for certain street names. He stated, however, that according to the ordinance as proposed, the Planning Board would be the responsible body for any recommended change but could set up subsidiary committees perhaps composed of members of the Citizens Advisory Committee. He stated that although some people would undoubtedly be upset at the proposal of a change, others would not.

Mr. Meserve stated that he could see the problems caused by similarly named streets but that he could see no problem in streets which differed by virtue of being called north and south. He asked the Mayor for his reason for this survey. The Mayor stated that he was interested in those examples of similar names.

The Planning Director suggested that a possible solution to the problem might be for the Planning Board to conduct the initial survey to determine the examples of confusion after which the Board could inform some City Council Committee of specific instances of confusion, and leave to the Committee the actual mechanical change. He stated that in his opinion the reluctance expressed by the Planning Board was caused not by reluctance to change things but by the actual mechanical problems such as the notification of changes to the Police Department, Fire Department, Post Office, Delivery Agencies, Telephone Company, Public Service Company and the changes required in such publications as the Telephone Book, City Directory and City Maps. He stated that he had not yet discussed this matter with the Board but would be interested in knowing the Mayor's reaction to the proposal. The Mayor stated that he would welcome such a proposal.

Mr. Chick then asked whether under the terms of the ordinance, the Planning Board would actually change the street names or merely suggest them. The Planning Director informed the Board that he had contacted the City Solicitor on this matter and had been informed that only the City Council has the authority to change street names. The Mayor noted that the Planning Board could, however, prepare the way for such changes. Mr. Chick pointed out that the ordinance placed before the Board said that the Planning Board would make such changes. The Mayor stated that this ordinance

was only for study purposes and could be changed. Mr. Chick noted that in his belief, future street names posed no problem. The Mayor differed with this opinion. Mr. Chick pointed out that no problems would arise if the Planning Board were to exert some control over new street names. The Mayor stated that there had, however, been problems in the past with new street names. Mr. Chick asked if it would not be reasonable for regulations controlling future street names to be included in the proposed subdivision regulations reorganization. The Planning Director pointed out that there was already such a clause in both the existing and the proposed subdivision regulations. The Mayor stated that in his opinion, the regulation contained in the proposed subdivision regulations was satisfactory from the point of view of new street names. The Planning Director stated that this was not a new regulation but a regulation actually in existence.

Mr. Chick then noted that the Planning Board therefore had the authority to control future street names. The problem therefore lay in changing existing names. He stated that there would always be trouble in such a task. First of all, all City maps would have to be changed, then there would be the additional problem that those people resident on affected streets would almost certainly be opposed to changes insofar as it would cause an inconvenience to them.

The Mayor stated that in his belief, if such a survey were handled poorly and if people were merely informed that their street names were being changed, there would certainly be trouble. He felt that the changes could be handled with sufficient tact and discretion as to avoid such opposition. He further stated that if the Planning Board did not wish to do the survey, then they could simply ignore the problem.

Mr. Chick disagreed with the Mayor that the issue was simple. The Mayor stated that many people did not care about their street names. Mr. Chick pointed out that if the street were named after some historical person or war hero, that would be a special reason for leaving the name. The Mayor agreed that in such cases leaving the name as is would be best.

Mr. Chick emphasized that this was only one problem, further stating that if the Planning Board was to handle the problem by requesting people for their opinions then there would certainly be a great deal of time required for the survey and a great deal of opposition created.

The Mayor then stated that he did not wish to take up any more of the Board's time since there was much more work to do. He requested that the Board consider the ordinance and decide whether or not it had merit. If it did not have merit, no further discussion was necessary. He further pointed out that the City has many ordinances which are not enforced to the letter of the law and that this ordinance might come under that classification.

Chairman DuBois pointed out that the Planning Board had already agreed as to the necessity for controlling future street names. He further stated that he felt that the Planning Board did realize that the problem did exist. He stated, however, that he felt the problems should be met and solved individually and not approached on the large scale basis envisioned by the Mayor. The Mayor stated that he would be in favor of such an approach but he felt that the problem had been ignored in the City thusfar and because of this attitude, such problems as Cataract Avenue and Birch Drive had been created.

Mr. Chick pointed out that even if the Board accepted to do the street name change, the problem would still exist unless people accepted the changes. He

stated that in his opinion, rather than delaying the posting of the new street name signs, he felt it would be better to post the existing names and make changes as they arose. He stated that in his opinion, the worst possible situation would be that in which certain streets were totally unidentified. The Mayor reminded the Board that the issue he had raised at the present time was whether or not the Board would accept the responsibility for such changes.

Chairman DuBois stated that with reference to Mr. Chick's remarks, a certain City Councilor still refers to Henry Law Avenue by its old name of Payne Street. Mr. Lapointe pointed out that the street on which he lived was an example of such street name confusion in that the street changed names as it crossed another street. He informed the Board that some confusion had arisen on a fire call in the area recently because of this situation. Mr. DuBois suggested that this was a good example of a situation in which a group of street residents might wish to contact their City Councilman and have him propose a change in the name of a street. Mr. Akerman asked if anyone knew how many streets would be involved by such a survey. Mr. Neil did not know but pointed out that the street name survey would require as a logical consequence that street numbers in the City be revised, otherwise certain streets would have duplicate numbers. The Mayor answered that that was the individual's problem and not the City's problem.

Mr. Chick asked the Mayor whether he really thought that the individuals would change the street numbers or leave them as they were. The Mayor answered that insofar as automobile licenses change once a year and telephone numbers change at certain times, he felt it was not asking too much to change street numbers. He further stated that he did not wish to belabor this point. If the Board would accept the responsibility for such changes then he was sure that some City Councilman would propose the ordinance. He stated that he now felt that the matter was on record and if the Board at some future time or some future Board felt that they could perform this survey, then it was on record.

Chairman DuBois noted that the ordinance showed that the Board might make some changes and did not say must. The Mayor pointed out that under the ordinance as envisioned, the Board will only make recommendations. He stated that this ordinance had been studied in Portsmouth and passed in Portsmouth. He felt it had possibilities for Dover.

Mayor Shaines then thanked the Board for their time.

Chairman DuBois thanked the Mayor for his address to the Board.

Mr. Chick asked Chairman DuBois if a motion had to be taken at this time. Chairman DuBois answered that none was necessary.

Mr. Chick then reminded the Board that three meetings ago, the Board had spent some time compiling a list of work to be done by the Board Staff. This list had been lengthy and any addition to it would raise serious problems. The Mayor pointed out that he had already withdrawn his request that the Planning Board perform the survey at this time.

Mr. Chick stated that in his belief it should not be glossed over but should be settled. The Mayor then stated that he felt that a useful purpose had been served by merely putting the issue on the record.

Mr. Chick asked if it would not be possible for the Planning Director to issue a statement to the press to the effect that any citizens interested in a street name change should contact his City Councilman on the matter. The Mayor

stated that he had been hopeful that the Board would do this. Mr. Meserve asked Mr. Lapointe how many people were resident on his street and how many were interested in a street name change. Mr. Lapointe stated that there were approximately 11 families resident on the street but at the present time he knew of only two interested in a street name change. Mr. Meserve then stated that he failed to see any reasonable gain from such a survey.

Mr. DuBois then called the Mayor's attention to the last paragraph on his memorandum to the Planning Board on the survey. He pointed out that the Mayor had made reference to by-passing the issue. He asked for an explanation of this. The Mayor stated that he had meant merely what was written and that he felt it would be advisable for the City to take care of some of the minor problems facing it before moving on to those of larger scope.

Mr. Meserve informed the Mayor that since the issue was raised he had discussed it with many people and had yet to find one in favor of a street name change.

Chairman DuBois then took the opportunity of a gap in the discussion to point out to Mr. Tuttle and Mr. Akerman that the meeting was being recorded on tape. Mr. Akerman asked for an explanation of the street name problem on Cataract Avenue. Mr. Bardwell outlined the problem. Chairman DuBois expressed his belief that the solution to the problem lies in a request by the residents of this street to the City Council for a street name change.

There being no further discussion, the Chairman declared discussion of the matter closed and thanked the Mayor for his attendance. Mayor Shaines thanked the Board for their time and left.

Chairman DuBois then informed the Board that the next item on the agenda was consideration of the Crestview Terrace Subdivision. He asked Mr. Neil for the status of the Subdivision. The Planning Director reminded the Board that the Subdivision had been granted an extension while the Director of Public Works was attempting to gain information as to the possibility of providing sewer facilities to the area. He stated that Mr. Bardwell now had that information. Mr. Bardwell informed the Board that he had drawn a tentative course for the sewage line from this area and estimated that the line would cost approximately \$10,000 from the Spaulding Turnpike to Whittier Street and \$3,000 from the Crestview Terrace Subdivision to the Spaulding Turnpike.

Mr. White asked for a clarification of this figure insofar as he felt that it was excessive. He stated that in his belief a normal cost was \$3.00 per foot. Mr. Bardwell informed Mr. White that in this case the sewage line had to descend an embankment. Mr. White repeated that the stated cost appeared excessive. He stated that his Company would be delighted to construct the sewer line for \$3,000 insofar as he felt that the amount was greatly in excess of that necessary. Chairman DuBois asked who would pay the \$3,000. Mr. White answered that his Company would most certainly not.

Chairman DuBois asked what method would be used to make sure that the sewer line flowed properly. Mr. Bardwell answered that gravity flow would be used.

Chairman DuBois then asked if it was correct that the total line would cost \$13,000. Mr. Akerman asked who, other than Crestview Subdivision, would be served by this line. Mr. Bardwell answered that the course, as shown, would cover

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the line only as far as Crestview Terrace. Mr. DuBois asked why the line should not be extended past this point. Mr. Bardwell answered that there was little development past that point. Mr. White informed the Board that in his opinion as a developer there would be very little development in that area in coming years. Mr. Gillis requested that the Planning Director provide the Board with Assessors Maps of the concerned area. Some general discussion followed on the area involved and the possibility of its development. Mr. White informed the Board that at some point, a pumping station would have to be constructed to develop this area. Mr. Neil then provided topographical maps of the City. Mr. Bardwell pointed out that the sewer lines as laid out would mean placing the line on top of a hill. He mentioned the possibility of perhaps extending the sewer lines along the old railroad tracks. Mr. White stated that, in his belief, the land adjacent to the railroad tracks was neither available nor suitable for a subdivision. Some discussion ensued on this point. Mr. White stated that his Company might consider paying the entire initial cost of extending the sewer from the Spaulding Turnpike, however, he would expect that those who joined onto the sewer line later would pay him proportionately.

Chairman DuBois noted that the initial cost of \$13,000 would be required whether the line were to serve 24 or 124 units.

Mr. White asked why the Director of Public Works did not consider merely laying the lines along Glenwood Avenue to Whittier Street rather than extending them across someone else's land. Mr. Bardwell stated that the reason for the proposed pattern was that the pattern proposed would open up more land for development.

Mr. Chick asked if it would be possible to extend the sewer line along Sixth Street in the hope that this would open up another area of land. Mr. Chick asked what the position would be if only 1/3 of the residents wished to hook into the sewer. Mr. White answered that this was always an unknown factor. Mr. Chick then asked if every person within 100 feet of the sewer line were required to connect onto the sewer line. Mr. White answered that this was true. Mr. Chick pointed out that this rule was leniently enforced. He then asked what the minimum possible cost of providing sewerage to Crestview would be. Mr. Gillis pointed out that there was a manhole at Whittier Street to which the sewer could be connected. Mr. Chick asked how many houses on Glenwood Avenue between the Turnpike and Whittier Street were not connected to this manhole. Mr. Gillis answered only one.

Mr. White asked for information as to the minimum possible cost for extension of a sewer from the Turnpike to the Crestview Terrace Subdivision. Mr. Bardwell answered that to run a minimum sewer line from Crestview to the Whittier Street intersection would cost approximately \$4,000. Discussion then ensued as to the merits of the various possible sewage lines. The Planning Director suggested that the Board assign a subcommittee to investigate all possibilities and to present a memorandum on the results of these possibilities to the Planning Board at a later date. Chairman DuBois stated that he felt this to be a good proposal and asked the Director what action the Planning Board had to take that evening. Mr. Neil answered that some action was necessary unless Mr. White asked for another extension. Mr. White stated that he was reluctant to delay this matter further, otherwise he would be unable to start construction. He asked the Planning Board to approve the subdivision with septic tanks and if it were later to prove possible to install sewerage, the Board might permit him to resubmit the subdivision application.

Mr. Bardwell asked Mr. White what he proposed to do about drainage. Mr. White answered that this was the City's problem. Mr. Chick reminded Mr. White and Mr. Bardwell that Mr. White's Engineer had stated that the blind drains proposed

would take care of all drainage from the area. Mr. White stated that it had been said that these drains normally would meet the problem, however, he submitted no guarantee on this matter.

Mr. Bardwell then pointed out that there would be an eventual problem with these drains and the City at some time or another would have to make provisions to meet it. Mr. White stated that under no circumstances would he purchase an easement through someone else's property to carry the drainage from Glenwood Avenue. He stated that the problem is in existence and that the City must meet it. Mr. Bardwell pointed out that the Crestview Subdivision would aggravate this problem. Mr. White stated that an easement across property was the only possible solution to the problem, and repeated that he would not purchase such an easement.

Mr. Chick asked Mr. Bardwell why it would not be possible for Mr. White to drain his property into the State drainage system at the Turnpike. Mr. Bardwell answered that the State had informed him that it would not be permitted. Mr. Bardwell repeated his belief that although the problem did exist, Mr. White's development would aggravate it and the blind drains proposed would not serve the purpose.

Chairman DuBois asked why this problem had not been raised at an earlier time. Mr. Chick informed him that the Director of Public Works had been in consultation with the State Division of Highways and that an answer to the question had just been received. Chairman DuBois then stated that in his opinion this problem would have to be solved before the subdivision could be approved. Mr. Chick asked whether Mr. White would drain the proposed subdivision into the proposed blind drains whether or not the Board felt they would work. Mr. White answered that this was correct.

Chairman DuBois then stated that in his opinion a very difficult problem was faced by Mr. White insofar as the Board could not consider approval of a subdivision involving a severe drainage problem.

Mr. Chick stated that the City had not yet had sufficient time to make a proper study of this problem.

Mr. Meserve then asked the Director of Public Works how much the Crestview Terrace Subdivision would aggravate this problem. Mr. Bardwell stated that it was impossible to say.

Mr. Neil then asked if it would be possible for Mr. White to request the Planning Board for an extension of consideration so that he might organize all available information on this subdivision into a cohesive whole for the Board's consideration.

Mr. Chick asked why it would not be possible to request that Mr. Neil, Mr. Bardwell, Mr. White and Mr. Davis contact the State Division of Highways on this drainage problem and see if some solution could not be reached. Mr. White stated his willingness to help in solving the problem, however, he again stated that the problem was the City's and not his.

Chairman DuBois asked the Planning Director for the status of the Crestview Terrace Subdivision. Mr. Neil informed Chairman DuBois that the Planning Board had to take action immediately. Chairman DuBois asked Mr. White if he would be agreeable to an extension for the purpose mentioned. Mr. White stated that he would be agreeable to an extension of consideration because of the sewage system but not the drainage problem insofar as he did not feel it was his problem. Mr. White then requested that the Board grant him a two-week extension of consideration of the Crestview Terrace

Subdivision Application.

Mr. White then asked what would be his position if a new plat for this lot was submitted. The Planning Director informed him that it would have to be considered a new subdivision application insofar as it would not be a revision of the existing subdivision but a completely new subdivision. He did, however, point out to Mr. White that consideration of a new application would be facilitated because information on the property has already been gathered and the Board is familiar with the property and its problems. Chairman DuBois then pointed out to the Board that Mr. White had made a request of the Board.

Motion made by Meserve, seconded by Chick, that the Planning Board grant Mr. White's request for a two-week extension of consideration and that the Planning Board assign a subcommittee consisting of Mr. Chick and Mr. Gillis, with the assistance of the Planning Director and the Director of Public Works, to investigate and report on all the alternative solutions to the problems raised by this subdivision. Motion adopted unanimously.

Chairman DuBois announced that the next item on the agenda was the revision of the Subdivision Regulations. He called on the Planning Director to explain this item. The Director informed the Board that he had completely re-organized, and in some cases altered, the Subdivision Regulations to make them more readily usable and to incorporate in them changes indicated as desirable by the Planning Board. He informed the Board that there were two major changes, the first being that the Board was no longer required to reach a decision on a preliminary application within 30 days. He informed the Board that the New Hampshire State Laws do not require such a time limitation; the second major change was that, in the future, the bonds to be posted for subdivisions would be based upon the cost of the work covered by the bond. There would no longer be a maximum or minimum amount of a bond. Mr. Chick asked Mr. Neil whether State Law permitted the Planning Board to waive subdivision regulations. Mr. Neil informed Mr. Chick that this was true and that where such an action would not be against the public interest, the Board was permitted to waive the subdivision regulations.

Chairman DuBois asked Mr. Neil about a letter which had been mailed to the State Industrial Development Committee by the Planning Director earlier in the year. He asked the Director if the Board had been informed of this letter at the time. Mr. Neil answered that they had.

Chairman DuBois then announced that the next item on the agenda would be consideration of the proposed zoning ordinance and he reminded the Board that Mr. Neil had been directed at the last meeting to prepare a land use map on a section of Dover Point Road. Mr. Neil informed the Board that he had made the necessary survey but had been unable to prepare the map as of yet, due to time limitations.

Chairman DuBois then asked the Board whether they wished to delay consideration of the zoning map until the next meeting. The Board agreed.

Chairman DuBois then asked the Planning Director if there was anything further to report. Mr. Neil informed the Board that he had received an application for the position of Assistant Planner. He read the application to the Board. He then informed the Board that he had spoken with Mr. Hoeh at the State Division of Planning and Research and had been informed that the latest reports of the Master Plan would be delayed. He further informed the Board that he had discussed with Mr. Hoeh the earlier sections of the Master Plan and had been informed of the work done

under these earlier programs. He told the Board that very little of the work listed as performed was available at the Board Offices.

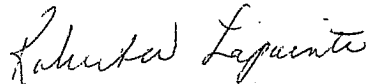
Mr. DuBois then asked the Board for their pleasure as to the date of the next meeting.

Motion made by Chick, seconded by Meserve, that the Planning Board meet on August 26 and delay the regular meeting of the Planning Board until September 9, due to the Labor Day Holiday. Motion adopted unanimously.

Motion made by Tuttle, seconded by Meserve, that the meeting be adjourned. Motion adopted unanimously.

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,



Robert W. Lapointe
Secretary