

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Thursday, November 7, 1963
7:30 p.m.
Board Office

Attending: Vice-Chairman Hugh C. Tuttle, Wallace Akerman, Donald E. Chick,
Robert N. Gillis, E. Vincent McDonald, Eugene Meserve.

Also Attending: Roland Jenkins, Foster's Daily Democrat, Ralph Torr, Franklin
Torr, Henry Neil, Planning Director.

Vice-Chairman Hugh C. Tuttle called the meeting of the Planning Board to order at 7:55 p.m. in the Board Office.

Motion made by Chick, seconded by Meserve that the minutes of the Oct. 29 Meeting be accepted as written. Motion adopted unanimously.

Vice-Chairman Tuttle informed the Board that the Planning Director had indicated to him that Mr. Ralph Torr and Mr. Franklin Torr would like to address the Board with reference to the proposed zoning map. The Planning Director explained to the Board that these gentlemen own a piece of property situated alongside of the Spaulding Turnpike between Glenwood Avenue and the Turnpike Access Road. This property is presently used as a gravel pit. The gentlemen had indicated to Mr. Neil that they felt that the proposed single family residence zoning did not permit the property to be used for its best purpose. The two gentlemen then described to the Board their feelings with respect to this property and their desires as to its proposed zoning. They explained that while they envisioned no immediate change of use for the property, they did feel that in the future there might possibly be development for either commercial or industrial purposes.

After some discussion, Chairman Tuttle thanked the two gentlemen for their presence and for the explanation of their wishes, but explained that without clarification of their desires for the property, the Board could take little action. He recommended that the gentlemen be present at the public hearing which will be held prior to adoption of the zoning ordinance and that if by that time they have more concrete thinking, then they address the Board at that time. Mr. Ralph Torr asked if he would have another opportunity to speak prior to adoption of the ordinance. Chairman Tuttle answered that all would have an opportunity to speak at the public hearing. The two gentlemen then thanked the Board for their consideration and left.

Chairman Tuttle then referred the Board's attention to the proposed zoning ordinance. It was decided that the best method of approach to this problem would be for the Planning Director to cover each piece and section individually, and for the Board to express their feelings on each section. Mr. Neil first recommended that an additional use be included in the table of uses and that this use be entitled "Service Establishments". He recommended that this use be permitted in the same zones as retail business. After some consideration, the Board expressed general agreement with this proposal. Mr. Chick then asked why the special exception provision had not been included in the ordinance. Mr. Neil and several Members of the Board explained the reasons for this to him and referred his attention to the special provisions incorporated in the ordinance.

Some discussion then ensued as to the number of rooms which should be permitted to be rented for occupancy in a medium density residential district. The decision was reached that in addition to the area occupied by the owner of the dwelling, not more than five rooms could be rented to not more than ten persons.

The matter of used car lots was then discussed and after consideration, it was decided that none should be permitted unless associated with a new car dealer. Upon question by the Planning Director, the Board decided to permit service clubs in R-3, O, B-1, B-2 and B-3 Districts with the provision that such clubs in R-3 Districts should not be permitted if associated with the sale or consumption of alcoholic beverages.

After some explanation from the Planning Director, the Board agreed that frontage, as defined in this ordinance, should refer to frontage at the setback line rather than the lot line. This decision was reached in order to correct the undesirable situation existing on curving streets where the lots on the outside of the street are larger than the intent and those on the inside are smaller.

After discussion, the Board resolved that the provision that all parking spaces in the City should be paved should stand as is.

The Board then considered the matter of signs which would project over the public way. After considerable discussion, it was resolved that this question would be laid on the table and that the Board would use the period before the next meeting to consider this matter and resolve upon it at the next meeting.

The Chairman announced that the next meeting would be on Thursday, November 14, 1963 at 7:30 p.m..

Motion made by Meserve, seconded by McDonald that the meeting be adjourned. The meeting was adjourned at 10:30 p.m. Motion adopted unanimously.

Respectfully submitted,

Robert W. Lapointe,
Secretary.