

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Thursday, November 14, 1963  
7:30 p.m.  
Board Office

ATTENDING: Vice-Chairman Hugh C. Tuttle, Secretary Robert W. Lapointe, Wallace I. Akerman, Albert O. Bernard, Donald E. Chick, E. Vincent McDonald, Eugene S. Meserve.

ALSO ATTENDING: Roland Jenkins, Reporter of Foster's Daily Democrat, Henry Neil, Planning Director.

---

Vice-Chairman Hugh C. Tuttle called the meeting of the Dover Planning Board to order at 7:45 p.m. on Thursday, November 14, 1963 in the Board Office.

Mr. Tuttle noted that the first item on the Agenda referred to the transfer of funds from the 1963 Planning Budget to reserve funds to be used for the Community Renewal Program.

The Planning Director reminded the Board that the original concept of the Community Renewal Program had been that the contract would be between the Planning Board and the Federal Government. The Planning Board had therefore arranged for a transfer of funds within its Budget to provide a local cash share of the funds. The situation had now changed and the City Council must now be the contracting body. In addition, the contract will almost certainly not be closed until 1964, by which time the funds set aside in the Planning Board Budget will have reverted to the City as unexpended funds. The Director informed the Board that he had discussed this matter with Mr. Chick and Mr. Duffy, City Treasurer, and had been informed that if the Board wished to reserve these funds for the Community Renewal Program, all that would be necessary would be a motion by the Board authorizing the Treasurer to set these funds aside in an earmarked fund. The Board expressed their satisfaction with this arrangement.

Motion made by McDonald, seconded by Lapointe that funds in the amount of \$2,912 be removed from the 1963 approved Budget of the City of Dover Planning Board and be set aside in an earmarked fund to be used for providing the local cash share of the Community Renewal Program funds. Motion adopted unanimously.

Chairman Tuttle then asked Mr. Neil if he had anything else to inform the Board before they turned their attention to the Zoning Ordinance. The Planning Director informed the Board that the Citizens Advisory Committee had met to accept the Housing Code and were scheduled to meet again on November 18 at which time they would hear the views of a Housing Inspector from Portland, Maine. In addition, the Planning Director has been asked to appear with Mr. Martin of Portland, Maine on the November 18 "Inside City Hall" Program on WTSN Radio. The Director also informed the Board that he had been invited to a luncheon meeting at the University of New Hampshire at which time plans would be discussed for a series of seminars on regional planning.

Mr. Tuttle then directed the attention of the Board to the Proposed Zoning Ordinance. He expressed his view that it would be extremely desirable for this ordinance to be adopted before December 31, 1963 insofar as

the present City Council is familiar with the terms and background of this Proposed Ordinance. He then reminded the Board that at the closure of the previous Planning Board Meeting, the Members had agreed to review projecting signs prior to this Meeting. After some discussion during which Mr. Tuttle noted that few modern buildings actually used projecting signs, the Director recommended to the Board that if this meant a considerable delay or would impede the adoption of the Zoning Ordinance, then he would recommend that this section relative to projecting signs be deleted from the Proposed Zoning Ordinance.

Motion made by Meserve, that Section 7.1.2 which refers to the non-allowance of projecting signs be removed from the Ordinance. After some discussion as to the liability of the City for protruding signs which fall and cause damage, the motion was seconded by Akerman and adopted unanimously.

The Planning Director then outlined to the Board the remaining provisions and answered several questions as to the adequacy of area permitted in certain districts. After some discussion, the Board reached general agreement on this Section.

Noting that the section on gravel pits was the same as that which had been approved by the Board previously, and that this section was much less stringent than that which had been submitted to public hearing, the Planning Board expressed approval of this Section referring to gravel pits.

The Planning Director then pointed out that the Section referring to nonconforming uses was basically a statement of State Law about which the Planning Board could do nothing. The Board expressed agreement with this Section.

Mr. McDonald then suggested that in order to avoid future problems in identifying legal nonconforming uses, the Board should undertake a survey to locate and map all nonconforming uses within the City of Dover.

Mr. Meserve then raised a question as to whether the City presently had or soon would have a permanent building inspector. Mr. Tuttle assured Mr. Meserve that applications had been accepted and were being considered for this position and anticipated that a satisfactory appointment would be made shortly after adoption of the Zoning Ordinance.

The Board then expressed general approval of the sections relative to administration of the Ordinance, the Zoning Board of Adjustment and definitions.

Noting that the Board had now expressed general satisfaction with the entire Ordinance, Mr. Tuttle asked Mr. Neil if he were sure that the provisions of this Proposed Ordinance would solve the problem of the mobilehomes within the City. The Planning Director answered Mr. Tuttle's question and referred him to the terms of the Ordinance which he then read and explained.

The Director then informed the Board that upon completion of the Proposed Zoning Ordinance, he felt it would be advisable to revise the mobilehome regulations of the City. Mr. Meserve pointed out that these mobilehome regulations had been drafted and adopted in a very short period of time in an effort to meet a specific problem.

With this fact in mind, the Planning Board agreed that these

regulations should be reviewed.

The Chairman then expressed to the Board his feeling that this Ordinance and Map should be presented to the City Council at an early enough date so that they would be enabled to hold a public hearing and adopt a Proposed Ordinance prior to the close of the year. The Board expressed agreement with this view and agreed to set the next meeting of the Board for November 21 so that this Ordinance might be presented to the City Council at their Meeting of November 27. The Director agreed to complete the revised Proposed Zoning Ordinance and Proposed Zoning Map for November 20 and to attempt to get copies of this final proposal to Board Members on that date.

Mr. McDonald questioned the Planning Director as to the format of the final Proposed Official Zoning Map. The Director outlined to the Board the intent. After some discussion the Board agreed with this intent.

Mr. Tuttle then drew the attention of the Board to the Zoning Map and to the fact that the Board had reached agreement on all areas of the City except for the 51 acres bounded by the Spaulding Turnpike, the Boston Harbor Road and the Bellamy River. The Chairman asked Mr. Neil if he had anything to say on this area. The Director then reviewed the various possibilities which surrounded this area and recommended that it be rezoned for single family use.

The Chairman called for any comments on this recommendation.

Motion made by Meserve, seconded by Bernard, that the 51 acres bounded by the Spaulding Turnpike, the Boston Harbor Road and the Bellamy River be rezoned single family residence. Motion adopted unanimously.

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

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

*Robert W. Lapointe*

Robert W. Lapointe,  
Secretary