

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Thursday, Nov. 21, 1963
7:30 p.m.
Board Office

ATTENDING: Chairman Arthur J. DuBois, 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 of Foster's Daily Democrat, Henry Neil, Planning Director.

Chairman DuBois called the meeting of the Dover Planning Board to order at 7:45 p.m. on Thursday, November 21, 1963 in the Planning Board Office.

He announced that the first item on the Agenda for comment was the Proposed Zoning Ordinance and Map. He asked the Planning Director if the City Solicitor had reviewed this Ordinance. The Director answered that insofar as this latest draft of the Ordinance had been prepared only that day, the City Solicitor had not yet had a chance to see it, however, he had seen previous drafts which differ only slightly from this draft and he would receive copies at the earliest possible date.

Mr. Chick then pointed out that the City Solicitor would have an opportunity to check the legality of the Ordinance before the Ordinance was submitted to public hearing.

Mr. Meserve then raised the question as to whether signs were permitted on lots other than the use to which they referred. Mr. Neil answered in the negative and indicated the appropriate sections of the Ordinance.

Mr. Tuttle then expressed concern on the section relative to gravel pits. He stated that he did not feel the provisions for re-vegetation of gravel pits were strong enough. The Director explained that these provisions had been relaxed by direction of the Planning Board at an earlier date.

Mr. Tuttle then stated that he did not feel that a controversial section should be introduced to the Ordinance at this point and he would therefore accept the section in its present form. Some discussion then followed on that section of the Ordinance concerning the Building Inspector. There was some feeling among Members of the Board that the wording of the section did not clearly enough state that the Inspector must issue a notice of violation immediately upon discovery of the violation.

Motion made by Tuttle, that the section of the Proposed Zoning Ordinance relative to the Building Inspector be clarified to avoid misinterpretation. Mr. Chick then pointed out that the section following that in question removed the element of doubt. Mr. Tuttle then withdrew the motion.

Mr. Chick and Mr. McDonald then questioned the Director on the use of the word exception rather than variance in the section of the Ordinance concerning the Zoning Board of Adjustment. Mr. Neil explained his reasons and referred the Board to the State Statutes. Some discussion then followed on this section.

Motion made by DuBois, seconded by Tuttle, that Article XI, Sections 11.2 through 11.7 be deleted and that Section 11.1 be revised by changing the Statute reference from 31.66 to Chapter 31. Motion adopted unanimously. ,)

Mr. Chick then asked whether this Ordinance would require a Certificate of Occupancy for structures. Mr. Neil referred Mr. Chick to the appropriate section and wording of the Ordinance. Mr. Chick then questioned whether the wording of the Ordinance relative to nonconforming uses clearly enough stated that a nonconforming use could neither be replaced nor torn down and rebuilt. After some discussion, the Board agreed that some clarification was necessary in this point especially with reference to mobilehomes.

Motion made by Tuttle, seconded by Meserve that Article 9, Section 9.1.1 be revised to more clearly indicate the illegality of replacing a nonconforming use. Motion adopted unanimously.

The Planning Director then explained to the Board that due to various difficulties, he had been unable to prepare for the Board the precise copies of the Revised Zoning Map which would be presented to the City Council. He had, however, prepared a rough copy of this official map and he drew the Board's attention to it and explained how the official map would look. The Board expressed satisfaction with this proposed official map.

Motion made by Tuttle, seconded by Akerman, that the Planning Board approve the proposed zoning ordinance and map and submit said ordinance and map to the City Council for approval.

Some discussion followed as to the provision of an area for suburban garden apartments.

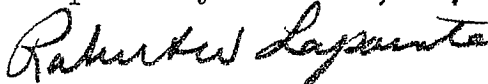
The Planning Director then explained that he had been attempting to establish such a zone, however, due to a lack of sewage and water facilities, he had been unable to do so. He therefore recommended that the ordinance and map be passed in its present form and revised at some future date when these facilities become available in desirable areas.

Mr. Tuttle then raised a question on the motion. Motion adopted unanimously.

Motion made by Chick, seconded by DuBois that the meeting be adjourned. Motion adopted unanimously.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,



Robert W. Lapointe,
Secretary.