

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Monday, December 9, 1963
7:30 p.m.
Board Office

ATTENDING: Vice-Chairman Hugh C. Tuttle, Albert O. Bernard, Donald E. Chick,
E. Vincent McDonald, Eugene S. Meserve.

ALSO ATTENDING: Mr. Raymond H. Bardwell, Director of Public Works and Mr. Henry
Neil, Planning Director.

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

Motion made by Meserve, seconded by Bernard, that the minutes of the November 14 Meeting be accepted as written. Motion adopted unanimously.

Mr. McDonald suggested that it would be helpful if in the future the Planning Director would mail a copy of the minutes to each Member prior to the following meeting. Mr. Tuttle asked Mr. Neil if this were possible. Mr. Neil agreed to do so.

Vice-Chairman Tuttle then called on Mr. Neil to explain the first item on the Agenda which concerned Pine View Drive Subdivision. The Planning Director informed the Board that Mr. William Galanes, acting as Representative of the Subdivider, Mr. Gerard Veilleux, had called him and asked him why no copies of this Subdivision Plat was filed with the Registry of Deeds. Mr. Galanes claimed that the Subdivision had been approved during 1962. Mr. Neil then reviewed the contents of the Subdivision folder and informed the Board that he had no record of approval ever having been granted or denied. Mr. Bardwell then described the physical condition of the Subdivision and the requirements which had been made upon submission of the Application. Some discussion then ensued.

Motion made by Chick, seconded by Meserve, that since the Planning Board did not approve or disapprove the Pine View Drive Subdivision Application, as required in Section 10 of Chapter 20 of the Ordinances of the City of Dover, the City Clerk shall issue in behalf of the Municipality a Certificate of Failure on the part of the Planning Board to take action on the Pine View Drive Subdivision Application.

Mr. McDonald asked whether some safeguard could be devised so that the Plat which would be filed with the Registry of Deeds upon issuance of the Certificate by the City Clerk would be identical to that submitted to the Planning Board in 1962.

Mr. Chick then amended the motion to provide that the City Clerk issue the Certificate subject to confirmation that the Plat presented to the City Clerk for approval be identical to that submitted to the Planning Board on November 30, 1962. Mr. Meserve agreed to the amendment. Motion adopted unanimously.

Vice-Chairman Tuttle then called the attention of the Planning Board to Item 2 on the Agenda relative to the release of a Performance Bond on the Tanglewood Subdivision. The Planning Director briefly explained the background of this Subdivision.

Mr. Bardwell informed the Board that the utilities on the Subdivision had been brought up to that standard required by all regulations and requirements pertinent to this Subdivision.

Mr. Neil then explained to the Board a procedure for the release of the Bond. Some discussion ensued.

Motion made by Chick, seconded by Bernard, that subject to receipt of a letter from the Director of Public Works certifying that all requirements and regulations pertinent to the Tanglewood Subdivision have been met, the City Clerk shall be notified that the Planning Board directs release of the Performance Bond posted for the Tanglewood Subdivision. Motion adopted unanimously.

Vice-Chairman Tuttle then noted that the third item on the Agenda called for the release of a Performance Bond for Colonial Park Subdivision. Some discussion followed.

Motion made by Meserve, seconded by Bernard, that subject to receipt of a letter from the Director of Public Works that all requirements and regulations pertinent to the Colonial Park Subdivision have been met, the City Clerk shall be notified that the Planning Board directs release of the Performance Bond for Colonial Park. Motion adopted unanimously.

Mr. Tuttle then asked if there were any further items for the consideration of the Board.

Mr. Bardwell then informed the Board that because of certain complications which had arisen with respect to Evans Tract Subdivision, the City was preparing to enforce the provisions of the Performance Bond in this case. Some discussion followed. Mr. Chick then questioned the Planning Director upon the parking requirements of the Proposed Zoning Ordinance in the Central Business District. Mr. Chick and Mr. Neil then discussed these requirements.

Mr. Bardwell asked if any Member of the Board could enlighten him as to the authority by which the City might limit access and egress points over a sidewalk. Several Members of the Board discussed this matter.

The Planning Director then informed the Board that as a service to the City Council he had attended a public hearing on the Proposed Housing Code and had answered questions. He had further appeared on the radio program "Inside City Hall" and had prepared a newspaper article on this Ordinance.

The Director further informed the Board that he had been notified that the Community Renewal Program Application was now completely reviewed and required only certification of Dover's Workable Program. This certification

requires adoption of the Housing Code.

Mr. Tuttle asked for information on the requirements for adopting a housing Code. Mr. Neil answered.

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

The Meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Robert W. Lapointe

Robert W. Lapointe,
Secretary.