

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Monday, Feb. 24, 1964
7:30 p.m.
Board Office

ATTENDING: Chairman Wallace I. Akerman, Vice-Chairman Hugh C. Tuttle, Secretary Robert W. Lapointe, Raymond R. Ouellette, Robert N. Gillis, Arthur J. DuBois, Albert O. Bernard, Robert T. Sheldon, Donald E. Chick.

ALSO PRESENT: Henry Neil, Planning Director.

The Vice Chairman called the meeting to order at 7:40 p.m. on Monday, February 24, 1964 in the Planning Board Office.

Motion made by Sheldon, seconded by Bernard that the Minutes of the January 20 Planning Board Meeting and Public Hearing be accepted as written. Motion adopted unanimously.

Mr. Tuttle noted that the meeting had been called to review the proposed revised subdivision regulations in the light of the comments and suggestions made at the January 20 Public Hearing.

With respect to Section G on Page 3, Mr. Tuttle explained that the intent of the enabling legislation on this point had been to permit planning boards ninety days to review preliminary subdivisions. He further recommended that Board objections to preliminary subdivisions be made known in writing.

Mr. Sheldon noted that with only forty days in which to review preliminary plats, the Board might be forced to reject applications because of limited time.

Motion made by Tuttle, seconded by Sheldon that Subsection G on Page 3 of the Proposed Revised Subdivision Regulations be amended to conform to the wording of the amending enabling legislation and that Board objections to preliminary plats be made in writing. Motion adopted unanimously.

Motion made by Tuttle, seconded by DuBois that Subsection h of Section 2.2 be revised by inserting the word preliminary before the word plat in the fourth line. Motion adopted unanimously.

Some discussion then followed as to various possible methods of setting the amounts of performance guarantees in order to protect the City but not penalize the subdivider. It was decided that while the method proposed is not ideal, it is the best available at the present time.

Motion made by Tuttle, seconded by DuBois, that Subsection 2 of Section 2.3 remain as presented at Public Hearing. Motion adopted unanimously.

Discussion followed on the amount of time required for final approval.

Motion made by DuBois, seconded by Tuttle, that Subsection c of Section 2.3 be amended by removing the words "ninety days" and substituting the phrase "thirty one days". Motion adopted unanimously.

Motion made by Lapointe, seconded by Tuttle that Subsection e of Section 2.3 be revised by changing the title to read "Recording of Final Plat". Motion adopted unanimously.

Motion by Sheldon, seconded by Gillis, that Subsection e of Section 2.3 be amended by removing the word "action" from the first line and inserting the words "approved final plat" and by removing the number "ten" from the second line and inserting the number "two". Motion adopted unanimously.

Motion made by Tuttle, seconded by Sheldon that Subsection d of Section 3.1 be amended to read as follows: "The locations and dimensions of existing and proposed property lines and lot lines, streets, water courses, railroads, bridges, culverts, drain pipes and any natural features such as wooded areas and surface rock formations. In addition, the approximate location of all such natural features within 100 feet from the bounds of the proposed subdivision shall be noted upon the plat." Motion adopted unanimously.

Motion made by Tuttle, seconded by DuBois, that Subsection A-b of Section 3.2 be amended by deleting the word approved. Motion adopted unanimously.

Some discussion followed on the possible need for Subsection B-c of Section 3.2.

Motion made by Gillis, seconded by Bernard that Subsection B-c of Section 3.2 remain as submitted to Public Hearing. Motion adopted unanimously.

The Board then discussed possible maximum grades for subdivision streets.

Motion made by Tuttle, seconded by Lapointe that the Planning Director consult with the Director of Public Works on street grades and report back to the Board. Motion adopted unanimously.

Motion made by Tuttle, seconded by Gillis that Subsection B-h of Section 3.2 be amended by deleting the words "fifty feet" in the third line and inserting the words "fifty nine feet". Motion adopted unanimously.

Motion made by Tuttle, seconded by Sheldon, that Subsection B-j of Section 3.2 remain as submitted to Public Hearing. Motion adopted unanimously.

Motion made by Tuttle, seconded by DuBois, that Subsection C of Section 3.2 remain as submitted to Public Hearing. Motion adopted unanimously.

The Board then noted that to amend Subsection D of Section 3.2 as requested at the Public Hearing would not provide the City with the protection it desires.

Motion made by Tuttle, seconded by Gillis, that Subsection D of Section 3.2 remain as submitted to Public Hearing. Motion adopted unanimously.

Motion made by Tuttle, seconded by Sheldon, that Subsection D of Section 3.2 be amended to read as follows: "In large scale development, easements along rear property lines or elsewhere for utility easements may be required. Such public utility easements shall be of width and location as required by the

utility companies or municipal departments concerned". Motion adopted unanimously.

Motion made by Tuttle, seconded by Lapointe that Subsection A of Section 4.3 be amended by adding the phrase "...as covered by Ordinance 5-63 of the City of Dover". Motion adopted unanimously.

Discussion then followed on extension of water and sewer facilities to subdivisions.

Motion made by DuBois, seconded by Gillis, that the Planning Director confer with the Public Works Director and the Water Superintendent on extension of water and sewer lines and report back. Motion adopted unanimously.

Motion made by Tuttle, seconded by Gillis that Subsection D of Section 4.3 be amended by removing the word "development" from the first line and inserting in place thereof the words "street lines". Motion adopted unanimously.

Motion made by Tuttle, seconded by Gillis, that Section 4.4 be amended by substituting the number "eight" for the number "twelve" in the fourth line and the number "six" for the number "eight" in the sixth line. Motion adopted unanimously.

Motion made by Tuttle, seconded by DuBois that all amendments proposed by motion be accepted as amendments to the proposed subdivision regulations and be incorporated therein. Motion adopted unanimously.

The Planning Director then reported that the 1963 Budget had been accounted for as follows:

Approved Budget	\$ 15,587
expended	11,293
CRP Earmarked fund	2,912
Returned to City	1,382

The City Council has approved a budget of \$13,580 for the Board in 1964.

Upon question by Mr. DuBois, Mr. Tuttle informed the Board that the City Council would receive the reports of the Subcommittee on zoning at their next meeting.

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

The Meeting was adjourned at 10:35 p.m.

Respectfully submitted,

Robert W. Lapointe
Robert W. Lapointe,
Secretary.