

DOVER PLANNING BOARD
NOTICE OF MEETING

HELD: Monday, March 23, 1964)
7:30 p.m.
Board Office

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

ALSO ATTENDING: Planning Director Henry Neil, Assistant Planner Robert J. LaPointe.

Chairman Akerman called the meeting of the Dover Planning Board to order at 7:40 p.m. on Monday, March 23, 1964 in the Planning Board Office.

Chairman Akerman introduced the Members of the City Council Parking and Traffic Subcommittee, reviewed the invitation extended to them by the Board and invited Mr. Davis to proceed.

Councilman Davis displayed a map of the central area of Dover showing the present main traffic routes and possible alternatives. He outlined the history of the traffic problem in Dover and informed Board Members that the Chamber of Commerce had prepared a study on this problem. Mr. Davis made the following proposals:

- 1) A bridge across the Cocheco River at Chestnut Street.
- 2) A possible road from the intersection of Washington Street and Arch Street to the Silver Street intersection with the Turnpike.
- 3) Removal of the toll on the Turnpike at Dover Point.
- 4) Creation of a new access to the Turnpike at Tolend Road.
- 5) Improved access to the Turnpike from Stark Avenue.

Mr. Davis then displayed a map showing the commercial and industrial structures in downtown Dover and the parking area available to them. He then compared this to a map of the parking facilities in the Dover Shopping Plaza area.

Mr. Davis then outlined some possible parking areas which could be created through urban renewal. He then expressed his feeling that if Dover does something fast enough, it may yet save part of the downtown area. In answer to a question, the Planning Director informed those present that a new map of downtown Dover has been prepared and that this map is being used to gather specific data concerning the proposed renewal area.

Mr. Bardwell asked Mr. Davis if the State had been approached with respect to a new Turnpike access. Mr. Davis answered that a new connection would require action by the State Legislature. He pointed out, however, that the new road to Silver Street and the Bridge could be performed by the City of Dover.

Mr. Gillis asked if Mr. Davis had given consideration to a past proposal for covering the Cochecho River in downtown Dover and using this area for parking. Mr. Davis noted that he had, but mentioned the problem of acquiring rights to the property in the River which is owned by abutters.

Mr. Tuttle expressed concern at the amount of traffic which would be turned onto Washington Street by the new bridge. Mr. Neil informed the Board that he had discussed this matter with the Chief of Police and that the Chief had also expressed concern with this matter.

Mr. Davis suggested that there were several solutions to this problem and that his group had not attempted to provide specific answers but only general outlines.

Councilman Guillemette noted that while the proposed bridge would improve conditions for traffic passing through the downtown area, it would not provide for increased parking in the area.

Mr. Davis suggested that parking might be provided on cleared land in the First and Second Street area between Central Avenue and Chestnut Street. Mr. Davis also noted the need for the expansion of industrial and commercial parking in the area. He pointed out that vacant space exists, but cannot be used because of lack of parking facilities. In answer to question by Mr. Bardwell and Mr. Guillemette, Mr. Davis stated his feeling that the proposed bridge and the proposed parking are both parts of an overall solution and are separated only in terms of time required for their accomplishment.

Mr. Guillemette asked if the City would be eligible for credit in an urban renewal project if parking were provided before beginning the project. Mr. Davis stated that he felt that this would be a good opportunity for Mr. Neil to explain the present status of the Dover Planning effort with specific emphasis on the Community Renewal Program and the urban renewal project.

The Planning Director then briefly outlined the history and the status of the various planning programs, and informed Mr. Guillemette that there was a possibility of using the money expended for the parking areas as an urban renewal credit.

Councilman Maglaras pointed out that there had been an earlier discussion concerning the possible project of parking for Clarostat in the Cochecho River area and also informed the Board that he had had a preliminary discussion with the Tannery concerning possible dislocation of the Tannery by urban renewal. He informed the Board that the Tannery people would be willing to move if some assistance could be given through urban renewal. Several Planning Board Members expressed their feeling that this was an important factor to the success of any renewal program in downtown Dover.

The Director then briefly outlined the availability of relocation payments and special consideration for those displaced by urban renewal.

Councilman Maglaras then informed the Board of the various actions of his subcommittee on the liquor store and the reaction of the State Liquor Commission to the various proposed sites in Dover. He informed the Board that the Commission would require a space providing parking for 35 to 40 vehicles and require that the

site be accessible to the major highway. He noted that some problem exists with respect to the rent which the Commission is willing to pay.

Mr. Davis asked if provision of parking for the liquor store could be credited towards the urban renewal project at a later date.

Mr. Maglaras asked Mr. Neil to outline the discussions that he had had with the Federal authorities concerning renewal in connection with the liquor store. Mr. Neil did so.

Mr. Maglaras informed those present that the Liquor Store Commission has all the pertinent data and is awaiting action by the City.

Mr. Guillemette stated his belief that the City has waited too long before taking action and now must take action within a very short period.

Mr. Davis asked for the requirement of the Liquor Commission with respect to the Chestnut Street Bridge. Mr. Maglaras informed him that the Commission is not interested in future plans but requires immediate action in any proposal. Mr. Tuttle pointed out that access to the major highway is of increased importance now that the liquor stores are selling the sweepstakes tickets.

Mr. Maglaras outlined the changing retail ideas of the Commission.

Mr. Guillemette and Mr. Tuttle then stated their strong feeling that the liquor store is of major psychological importance to downtown Dover and must be retained at all costs.

Some discussion then followed concerning the use of certain sections of Henry Law Park for parking.

Mr. Davis then asked Mr. Neil to check with the Federal officials concerning relocation benefits for the Tannery if it is moved by urban renewal.

Mr. Maglaras stated that he felt that the relocation of the Tannery would be a primary factor in an urban renewal project.

Some discussion then followed as to the importance of separate commercial and industrial parking in the downtown area.

Mr. Tuttle, Davis and Maglaras then discussed the possibility of removing the toll from the Spaulding Turnpike at Dover Point. They expressed the strong feeling that this action would contribute greatly toward improvement of downtown Dover.

Mr. Maglaras then suggested that the two groups present had discussed all pertinent matters at this time and that the Planning Board might have other business to attend to.

Mr. Davis thanked the Planning Board for the opportunity of meeting with them and excused himself and his subcommittee. Various Board Members thanked the Councilmen for their presence. The Councilmen left at 9:30 p.m.

Mr. Akerman then asked the Board's pleasure on the minutes presented to them.

Motion made by Sheldon, seconded by Bernard, that the minutes of February 24, 1964 be accepted as written. Motion adopted unanimously.

Motion made by Bernard, seconded by Ouellette, that the Minutes of the March 9 Meeting be accepted as written. Motion adopted unanimously.

Mr. Akerman then asked Mr. Neil if the contract with the Ballard Company had been prepared for the Board's approval. Mr. Neil informed him that it had but that the City Solicitor had not yet completed his review of the contract.

The Chairman then announced that the next item would be the proposed Subdivision Regulations. He asked the Planning Board for the reports of the two subcommittees appointed at the previous meeting.

Mr. Neil reported that he and Mr. Bardwell felt that street grades within the subdivision should be required as follows:

- 1) Within 200 feet of any intersection of a subdivision street with a major highway, no grade in excess of three per cent shall be permitted.
- 2) Within 200 feet of any intersection with any subdivision, no grade in excess of six per cent shall be permitted.

At no point in a subdivision is a grade in excess of nine per cent permitted.

Mr. Akerman expressed his concern of the possibility that the regulations as proposed might restrict certain very desirable subdivisions in rather hilly areas.

After some discussion it was decided that in special cases, the Board can invoke its authority as written in the Subdivision Regulations to eliminate any requirement in the Subdivision Regulations.

Motion made by Tuttle, seconded by Lapointe that the Board adopt the street grade regulations as proposed by the Planning Director. Motion adopted unanimously.

Chairman Akerman called for the report of the Committee on Sewer and Water Facilities extension.

Mr. Neil noted that he and Mr. Bardwell and Mr. Gillis had decided, after lengthy discussion, that the best procedure for the Board would be to leave the regulations as they presently stand so that any extension of water or sewer facilities shall be paid for in whole by the person requesting the extension.

Mr. Tuttle then asked Mr. Neil if any decision had been reached concerning the application of the 90 day period in the new amendment to Page 36 of the State Statutes as to whether this provision applied to preliminary or final approval of

subdivisions. Mr. Neil informed Mr. Tuttle that as the law was written it applied to final approval.

Mr. Tuttle then expressed his dissatisfaction with the provision in the regulations permitting only 90 days for the Planning Board to grant or deny preliminary approval. Mr. Neil noted that as the State law is now written, the Board may take any reasonable period to approve or disapprove preliminary subdivisions.

Motion made by Tuttle, seconded by Bernard, that the Subdivision Regulations be approved as amended and be adopted. Motion adopted unanimously.

Chairman Akerman then called for old business. The Planning Director reported that the City Council had adopted a new Board Ordinance, thereby guaranteeing to the Planning Board the power to use the provisions of the amended Chapter 36 of the State Statutes.

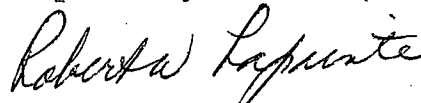
Under new business, the Planning Director noted that Mr. Robert J. LaPointe had begun work as the Assistant Planner on March 16 and that Mr. Fred Kfoury of Dover had been retained to work as a part-time planning aide under the Community Renewal Program. He also reported that he had ordered the furniture approved under the Community Renewal Program budget and that Mr. LaPointe had obtained some information from the State Planning Agencies concerning census reports of Dover. Mr. Neil further reported that he had contacted Mr. J. E. Baril, State Planning Director, concerning an application by Dover for further Federal funds to refine its General Plan. Mr. Baril had arranged to meet with Mr. Neil and discuss the matter. The Director further reported that he had arranged a meeting in New York with Mr. Bonkanski of the Housing and Home Finance Agency to clarify several matters concerning the Community Renewal Program, proposed urban renewal project and the proposed "701" planning work.

The Chairman then announced that the next meeting would be held on April 13, 1964 unless some other group requested a meeting in the interim period.

Motion made by Tuttle, seconded by Bernard that the meeting be adjourned.

Chairman Akerman declared the meeting adjourned at 10:15 p.m.

Respectfully submitted,



Robert W. Lapointe,
Secretary.