

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Monday, June 15, 1964 )  
7:30 p.m.  
Board Office

ATTENDING: Chairman Wallace I. Akerman, Secretary Robert W. Lapointe, Albert O. Bernard, Arthur J. DuBois, Robert N. Gillis, Raymond R. Ouellette, Robert T. Sheldon.

ALSO ATTENDING: Planning Director Henry Neil.

---

Chairman Akerman called the meeting of the Dover Planning Board to order at 7:45 p.m. on Monday, June 15, 1964 in the Planning Board Office.

The Chairman called upon the Planning Director for the report on the Community Renewal Program. The Director informed the Board that the Staff had been hired, equipment purchased and the initial requisition submitted. He outlined the information which had thusfar been gained and the work which had been prepared.

In answer to several questions on an urban renewal project, the Director outlined the available facts and the preliminary proposals for a downtown renewal project. Several maps were displayed showing the existing situation and the proposed actions. Some discussion then followed as to the merits and implications of the various proposals.

Mr. Ouellette asked if it would be possible under the Community Renewal Program to have the proposals concerning traffic relocation reviewed by a traffic expert. Mr. Neil answered that he would obtain that information for the Board while he was in New York on Friday, June 19, for a conference with the Housing and Home Finance Agency.

Turning to the Zoning Ordinance, the Board was informed that the Proposed Ordinance and Map had been adopted and were now in effect. As the Board was aware, several amendments had been proposed and were under consideration. The first of these involved the creation of a light industrial district in the Maple Street area to include several existing industries. The Director outlined to the Board his proposals for the proposed zone. In addition, the Director reminded the Board that Mr. Walter W. Fischer had submitted a petition concerning the reduction in or easing of lot size requirements in the new Ordinance. The Director stated that he felt that the newly adopted ordinance was a sound ordinance and would benefit the City of Dover, however, he felt that now that such an Ordinance was law, the Board could turn its attention to obtaining an outstanding ordinance. He therefore suggested that at some time in the future he submit to the Board proposals for amending the Zoning Ordinance, with respect to lot and area requirements.

The Board was then informed that Mr. Roland Hemon had requested an opportunity to address the Board on a proposed zoning amendment on Central Avenue at the intersection of Oak Street. After some discussion, it was decided to invite Mr. Hemon to address the Board at the next regular meeting but that he should be informed that due to the pressure of other business,

the Board would be forced to limit him to not more than thirty minutes.

Mr. Neil then outlined to the Board the conference which he had attended with the Federal Housing Agency concerning the proposed Zoning Ordinance. He informed the Board that FHA had indicated a willingness and a desire to cooperate with the Board in its subdivision review procedure. This cooperation would benefit both parties. The services of the Federal Housing Agency would be made available to the Planning Board while the Federal Housing Agency would be permitted to view the subdivision at an early enough stage to enable them to make some meaningful suggestions. The Director asked the Board for their views on the use of FHA services. It was the unanimous decision of the Board that this arrangement be used on a trial basis. Various members expressed satisfaction with the arrangement.

Mr. Neil then outlined to the Board a conversation he had had with the Soil Conservation Service concerning the preparation of a land capability map for the City of Dover. Such a map would outline areas involving problems in construction due to drainage easements or topographical difficulty. Unfortunately, there would be a charge for the preparing of this map since it would involve the time of the Soil Conservation Expert in the field for approximately four days.

Motion by DuBois, seconded by Gillis, that the Board make available a sum of money not to exceed \$200 to be paid to the Soil Conservation Service for the preparation of a land use capability map. Motion adopted unanimously.

On the subject of regular meetings of the Planning Board, it was decided that now that the Zoning Ordinance had been passed, the Board might return to more regularly scheduled meetings. The first Monday of each Month was designated as the day on which the Board would meet.

Under old business, Mr. Lapointe asked for a report on the regional planning program. The Director gave his report and informed the Board that he had been appointed as the alternate representative of the City to the Regional Planning Committee.

Under new business, the Director submitted to the Board a subdivision plat entitled "Country Club Estates" submitted by Fischer Homes. Some discussion followed on this Subdivision with questions raised as to drainage easements, the adequacies of individual water supply systems and the maintenance of the reserve strip on one side of the proposed road.

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

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

Respectfully submitted,

*Robert W. Lapointe*