

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Monday, July 6, 1964
7:30 p.m.
Board Office

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

STAFF: Henry Neil, Planning Director.

ALSO ATTENDING: Mr. Roland Hemon, Oak Street, Dover, New Hampshire.

Chairman Akerman called the meeting of the Dover Planning Board to order at 7:32 p.m. on Monday, July 6, 1964 in the Planning Board Office.

Chairman Akerman welcomed Mr. Hemon and invited him to address the Board. Mr. Hemon reminded the Board that he had presented a petition to the City Council at the public hearing on the newly adopted Zoning Ordinance early in 1964. Mr. DuBois asked Mr. Hemon to read the petition aloud. Mr. Hemon did so. The petition requested that the land on Central Avenue between Sixth Street and Merry Street be rezoned to R-3 and that the provision for commercial parking within this zone be stricken.

Mr. Hemon informed the Board that he had been advised to contact the Board by Councilman Grant L. Davis and Councilman Donald O'Kane.

Mr. Hemon then outlined for the Board the background to this problem involving the court case between his father and the Rowe Chevrolet Garage. He further outlined for the Board the processes he had used in obtaining signatures for his petition. He also stated that he had contacted Mr. J. Elbert Baril, State Planning Director and had described the circumstances of the zone and variance to Mr. Baril. Mr. Baril had stated that in his opinion there was some room for question as to the priority of the zoning and the variance. Mr. Hemon then pointed out that the existing land use in the area conforms to the provisions of the R-3 District. He then offered to answer any questions.

Mr. Lapointe asked that the petition be read once again. Mr. Hemon did so. He then noted that Mr. McDonald, a former Planning Board Member had informed him that the R-3 District was used as a "buffer" district in several places in the zoning map. He stated that he felt this to be a proper use of the zone. He then invited further questions. Planning Director Henry Neil asked him what request he wished to make of the Board. He stated that he wished to ask the Board to recommend that that area on Central Avenue between Chestnut Street and Merry Street be rezoned R-3.

Chairman Akerman noted that there were no further questions and thanked Mr. Hemon for his presentation. He informed him that the Board would give full consideration of the matter.

Mr. Hemon then asked if he might present a proposed solution to the traffic problem on Central Avenue. The Board informed him that they were always open to suggestions.

Mr. Hemon suggested that at certain peak traffic hours sections

of Central Avenue be made one-way and that traffic in the other direction be diverted.

Chairman Akerman then thanked Mr. Hemon for his proposal and time. Mr. Hemon left at 7:55 p.m.

Mr. Sheldon noted that in tune with the City efforts to direct development to the downtown area, Mr. Hemon's proposal to rezone Central Avenue R-3 might have some merit.

In answer to question, the Planning Director stated that he felt the Office District to be the proper zoning for this area and the most advantageous to the area. Some discussion then followed concerning the proposal.

Councilman Tuttle then noted that many of those persons who had signed the petition had later indicated a desire to have their names removed from the petition.

Motion by Sheldon, seconded by DuBois, that the proposal by Mr. Hemon be tabled until the next regular meeting of the Planning Board in order that the Board might have sufficient time for sober reflection.

Chairman Akerman then asked for any questions on the minutes of the previous meeting.

Motion by Sheldon, seconded by Tuttle, that the minutes be accepted as written. Motion adopted unanimously.

Chairman Akerman then noted that the first item on the Agenda for consideration was the Country Club Estates Subdivision.

Director of Public Works Raymond H. Bardwell presented a report to the Board on this Subdivision [[Copy Attached]].

The Chairman then called on Mr. Neil for a report upon his conversation with Mr. Fischer relative to the reserve strip along the proposed street. Mr. Neil answered that Mr. Fischer had stated that he had no intentions of maintaining this section, but that he felt justified in including this reserve strip insofar as he saw no reason to construct a highway so that someone else might sell his land. Some discussion followed on this matter and on its effects upon the developer in the City of Dover. A general decision was reached that the Planning Board should suspend action on this Subdivision until a report has been received from FHA. Mr. Chick stated that in the meantime Mr. Fischer could be informed of Mr. Bardwell's comments. The Chairman then turned to the next item on the Agenda referring to the City parking lots. Mr. Neil explained that at the request of the Council Subcommittee on Parking and Traffic, he had redesigned the three municipal lots in order to provide more convenient access, more attractive layout and more efficient use of properties. He showed the Planning Board outlines of the proposals. The Planning Board indicated general agreement with the proposals.

Turning to Henry Law Park, Mr. Neil outlined the proposals made by Councilman Grant L. Davis to widen Henry Law Avenue by placing the sidewalk behind

the trees and using the additional space for parking along the sidewalk. Mr. Bardwell displayed a drawing of the proposed layout.

Mr. Neil stated that he felt it proper for the Planning Board to indicate its agreement or disagreement with the proposal prior to any public hearing.

Some discussion then followed as to the effects of the proposed widening upon the trees on Henry Law Avenue. The feeling was expressed that these trees must be protected.

Mr. DuBois then asked what action the Planning Board could take insofar as they have not been asked officially for an opinion.

Mr. Neil suggested that since the Board was now aware of the situation they might choose to wait until a public hearing is scheduled and they are asked for an opinion. Mr. Tuttle stated that he felt it sufficient if the Board Members indicated general approval of the proposition. He could communicate this approval to the City Council.

Some further discussion followed upon this proposal.

There being no new business, Mr. Neil gave a report on the urban renewal project.

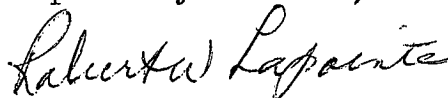
Under old business, the Planning Director informed the Board that in an effort to obtain opinions concerning the proposed actions he had been invited to address the Dover Economic Commission, Kiwanis Club and Rotary Club. In addition, the Director had addressed the Citizens Advisory Committee. Some encouraging developments had taken place.

Motion by Tuttle, seconded by Lapointe that a letter of appreciation be prepared and presented to Mr. Robert N. Gillis for his many years of devoting and useful service to the Planning Board. Motion adopted unanimously.

Motion by Tuttle, seconded by Ouellette that the meeting be adjourned.

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

Respectfully submitted,



Robert W. Lapointe,
Secretary.