

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Monday, August 31, 1964
7:30 p.m.
Board Office

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

STAFF: Henry Neil, Planning Director.

The meeting of the Dover Planning Board was called to order at 7:45 p.m. In the absence of the Chairman and Vice-Chairman, Mr. Arthur J. DuBois was requested by those present to fill the Chair.

Motion by Chick, seconded by Sheldon that the minutes of the August 3 meeting and of the August 13 public hearing be accepted as written. Motion adopted unanimously.

Mr. DuBois then noted that the next item on the Agenda for consideration was the Country Club Estates Subdivision. For the benefit of those unfamiliar with the background of this Subdivision, Mr. DuBois called upon Mr. Neil to outline the actions thusfar taken. Mr. Neil did so and informed the Board that Mr. Bardwell wished to make a recommendation concerning this subdivision. Mr. Bardwell recommended that in approving this Subdivision the Planning Board request that a catch basin be installed at the end of the street between Lots 9 and 10.

The Board then discussed the Subdivision and the requirements which should be placed upon it in granting preliminary approval.

Mr. DuBois suggested that this Subdivision should be used by the Board as an example of the growth of an area and that the Planning Director should take photographs of the area at various stages of growth.

Motion by Tuttle, seconded by DuBois that preliminary approval be granted to the Country Club Estates Subdivision subject to the provisions described on the attached approval. Motion adopted unanimously.

Chairman Akerman then called upon Mr. Neil for a description of the next item on the Agenda. The Planning Director noted that he had been authorized by the Board to approach the Soil Conservation Service with respect to the preparation of a land use capability map. He had been informed by the Service that the preparing of such a map would require that this Service receive at least a partial payment by the City of Dover. The Board had authorized and the City Manager approved a transfer of funds within the Planning Board budget to make money available for this Service.

The Planning Director then presented to the Board an outline of a Contract with the Soil Conservation Service for its approval. Mr. Chick asked if this were a matter for the City Council's consideration. The Planning Director answered that it was purely a matter for the Planning Board insofar as no additional approval was necessary and the map to be prepared was to be used by the

Board in its regular work.

The Director then outlined to the Board what it would receive from this Contract.

Motion by DuBois, seconded by Tuttle that the proposed Contract with the Soil Conservation Service be approved. Motion adopted unanimously.

Motion by Chick, seconded by DuBois, that a resolution be adopted authorizing the Planning Director to sign and execute a Contract by and between the Dover Planning Board and the United States Soil Conservation Service. Motion adopted unanimously.

Chairman Akerman then called upon Mr. Neil to outline the next item on the Agenda, a Contract with Purcell Associates of Connecticut. Mr. Neil distributed to the Planning Board copies of a proposed contract with this firm. He noted that the contract would be for advisory services under the Community Renewal Program, which services would be paid for from the funds of the Community Renewal Program. The Director read through the contract describing the purpose of each section.

After some discussion during which it was noted that the City Council would have to actually approve the execution of this contract, the Board indicated their general approval of the contract and authorized the Planning Director to forward copies to Purcell Associates for their consideration.

Chairman Akerman then called upon Mr. Neil to outline the proposed amendments to the Zoning Map. The Planning Director recommended that three areas be rezoned to permit the construction of suburban apartments. He further recommended that a light industrial district be established in the Maple Street area to accommodate the industries already existing in this area. He further recommended that lot size requirements in the Ordinance be amended to permit smaller lot sizes in the high density residential areas and to permit cluster zoning in the outlying areas. The Director informed the Board that these proposals were not yet completed but that he wished the Board to know of the general line being pursued.

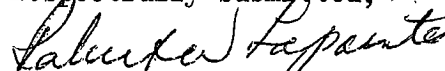
Some discussion then followed during which Board Members indicated approval of some proposed amendments and disapproval of others.

Under new business the Director informed the Board that the Planning staff had prepared two new maps, one a sewer map of the City and the other a water map.

Under old business, Mr. Robert W. Lapointe inquired as to action being taken to protect the trees on Henry Law Avenue in light of the proposed relocation of the sidewalk. Some discussion on this matter followed.

Motion made by Tuttle, seconded by Lapointe that the meeting be adjourned. Motion adopted unanimously. The meeting was adjourned at 10:00 p.m.

Respectfully submitted,


Robert W. Lapointe,
Secretary.