

DOVER PLANNING BOARD  
NOTICE OF MEETING

HELD: Monday, March 8, 1965 )  
7:30 p.m.  
Board Office

ATTENDING: Chairman Robert W. Lapointe, Vice-Chairman Robert T. Sheldon,  
Clerk Raymond R. Ouellette, Wallace I. Akerman, Hugh C. Tuttle,  
Raymond H. Bardwell, Albert O. Bernard, Donald E. Chick, Arthur J.  
DuBois, Economic Development Director Clarence E. Chase,  
Planning Director Henry Neil,

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Chairman Lapointe called the Meeting of the Dover Planning Board  
to order at 7:40 p.m.

Motion by Sheldon, seconded by Ouellette that the minutes of the  
February 15 Meeting be accepted as written. Motion adopted unanimously.

Chairman Lapointe then introduced Economic Development Director  
Clarence E. Chase and informed the Board that he had invited Mr. Chase to speak  
to the Board because of the close relationship between the work performed by  
the Dover Economic Commission and by the Planning Board. Mr. Chase then  
distributed a fact sheet on Dover and thanked the Board for their invitation.  
He then pointed out the trend for new industry to locate outside the urban area  
rather than within the built up sections of cities. He stated, however, that  
there was still a market for space in old industrial structures since they serve  
the needs of industries just starting out for cheap space.

Mr. Chase then noted that current thinking indicated that in in-town  
locations industry should not use more than thirty per cent of the available  
land area for the building and in suburban locations not more than twenty per  
cent. He stated that this was made necessary by the need for parking as an  
industry grew. Current parking recommendations are that one space be provided  
for each 1.5 employees. With respect to truck loading facilities Mr. Chase  
pointed out that in addition to an unloading berth space must also be provided  
for trucks waiting loading or unloading activities.

Mr. Chase then cited some examples to make his point that retail  
and industrial uses are incompatible.

Mr. Chase then invited the Board to ask him any questions. Planning  
Director Neil asked Mr. Chase how the relationship between parking and employees  
could be put into effect in the case of a growing industry which starts small and  
grows.

Mr. Chase stated that this is largely a matter for the local  
industrial relations group and that if necessary he recommends the application  
of pressure through on-street parking limitations or similar means.

Mr. Neil then asked Mr. Chase how he felt about the restrictions  
on industry placed by the Dover Zoning Ordinance. Mr. Chase stated that in  
general he found them excellent and was certain that he would have no trouble  
working under them. His only comment was that he might find them too lenient  
in certain instances.

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Mr. Chase then directed to the Board the general need for more land zoned for industry.

Mr. Neil pointed out that Mr. Chase and the Economic Commission are currently reviewing potential industrial sites with the assistance of the Planning Office and would probably approach the Planning Board at a later date with respect to some rezoning.

Mr. Chase then stated that if there were no further questions, he would thank them for their time and leave them to their work. He stated that he would be delighted to meet with them again at any future date.

Chairman Lapointe then thanked Mr. Chase for his time and comments.

Chairman Lapointe then asked the Planning Director to outline to the Board the work of the City Council Committee of the Whole on Zoning. Planning Director Neil answered that since this had been a City Council Meeting, he felt it might be more appropriate if Councilman Tuttle discussed the Meeting. Mr. Tuttle then reviewed the memorandum outlining the consensus of opinion of the City Council Committee of the Whole on Zoning.

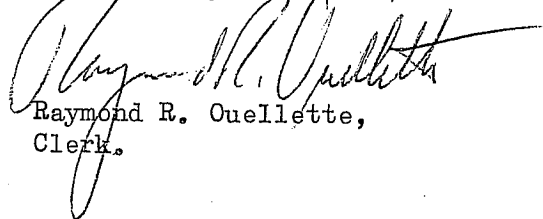
Some discussion of these Minutes then followed.

The Planning Director then informed the Board that he had been contacted by the Housing and Home Finance Agency and had been asked to submit a preliminary report on the Community Renewal Program by April 1, 1965.

Motion by DuBois, seconded by Akerman, the Meeting be adjourned. Motion adopted unanimously.

The Meeting was adjourned at 9:15 p.m.

Respectfully submitted,

  
Raymond R. Ouellette,  
Clerk.

RRO:c