

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Monday, May 3, 1965  
7:30 p.m.  
Board Office.

ATTENDING: Chairman Robert W. Lapointe, Clerk Raymond R. Ouellette,  
Wallace I. Akerman, Raymond H. Bardwell, Albert O. Bernard,  
Arthur J. DuBois, Donald E. Chick.

ALSO ATTENDING: Planning Director Henry Neil.

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Chairman Lapointe called the Meeting of the Dover Planning Board to order at 7:30 p.m. on Monday, May 3, 1965 in the Board Office.

Motion by Ouellette, seconded by Bardwell that the Minutes of the April 12 Meeting be accepted as written. Motion adopted unanimously.

The Chairman then noted that a revised subdivision plat had been received from Walter W. Fischer concerning Country Club Estates Subdivision. The Chairman called upon Mr. Neil to present this Plat and report the proposed changes.

Mr. Neil informed the Board that Mr. Fischer was now requesting approval of only a part of the Subdivision as agreed at the April 12 Meeting and had installed city water rather than the originally proposed private wells. In accordance with the installation of City water, Mr. Fischer has reduced the sizes of the individual lots in the Subdivision.

Mr. Neil then pointed out that at one section in the proposed Subdivision Mr. Fischer has changed the drainage pattern to permit surface drainage to flow onto the adjacent vacant property. The Planning Board then discussed this proposed drainage system.

Mr. Chick asked if no data had been submitted concerning the percolation rates of the area. The Planning Director stated that Mr. Fischer had provided the largest lot sizes required under the Zoning Ordinance when a septic tank is used and therefore is not obligated to provide a percolation reading.

Further discussion followed concerning this Subdivision.

Motion by Chick, seconded by Bernard that preliminary approval of the Revised Country Club Estates Subdivision Plat be granted subject to the following conditions:

- 1) Preliminary approval includes only lots Nos. 1, 2, 3, 4, 5, 6, 7 and 8 as noted on the Plat marked File No. 91-22.
- 2) That preliminary approval is granted only subsequent to

approval of the Director of Public Works of the proposed water provisions with respect to adequacy of pressure.

3) That the approval of the State Department of Public Works be secured concerning the intersection of the proposed Country Club Estates Drive and Gulf Road.

4) That Fischer Homes file in the Office of the City Clerk of the City of Dover a certified copy of all actual construction figures necessary to establish the front footage cost of highway construction to be paid by any abutters under the terms of the Contract between the City of Dover and Fischer Homes concerning the proposed reserve strip.

5) That the proposed reserve strip between the proposed Country Club Estates Drive and the land owned by the Janetos Family be transferred to the City of Dover with the provision that:

- a. The City shall permit the land to be used only for residential use comparable to that occurring in Country Club Estates, and that,
- b. Purchasers of said land shall reimburse Fischer Homes for such share of improvements installed by Fischer Homes as shall be of benefit to said abutting property in proportion to the frontage on the Drive owned by said abutters.

Such cost sharing shall be calculated using the figures on file in the Office of the City Clerk.

Motion adopted unanimously.

Chairman Lapointe then called upon the Planning Director to report upon the status of the Community Renewal Program. Mr. Neil presented to the Board binders containing the first portion of a draft of the Program. He stated that as each section was completed it would be presented to the Board and inserted in these binders. The draft of the Program should be completed prior to May 14. It will then be forwarded to New York for review and upon completion of the review will be returned to the Planning Board with comments. At that time the Board agreed that Mr. Neil will be asked to return to the City to complete the Community Renewal Program. Mr. Neil then pointed out that some financial arrangements would have to be made between the Board and himself concerning this future work and suggested that rather than the whole Board meeting to discuss the arrangements the Chairman may wish to appoint a sub-committee.

Motion by Chick, seconded by DuBois, that the Chairman appoint himself and two other Board Members, not to include the City Manager nor the City Engineer, to a Subcommittee of the Board with authority to act to make the necessary arrangements with Mr. Neil concerning a payment for services following his departure from the City's employment. Motion adopted unanimously.

Mr. Neil then informed the Board that Mr. William Ballard had presented a first draft of the Community Renewal Program Market Study to the Board Office and that it was available to any Board Member who wished to review it.

Mr. DuBois asked if Board Members would receive copies of this Report when it is finally printed. Mr. Neil stated that they would.

The Chairman then asked Mr. Neil to report on the status of the zoning amendments. Mr. Neil informed the Board that a public hearing will be held on May 11 to consider four proposed apartment areas. He outlined these areas upon a map. Mr. Chick then stated that the City Council relies very heavily upon the Board's recommendations with respect to adoption or non-adoption of proposed zoning amendments.

Under old business, Mr. Chick reported that he had been informed that a petition is being circulated concerning the development of a parking area on Dover Point on the land owned by the State which had been considered by the City in 1963 as an industrial location. Mr. Chick asked if the Board wished to submit a recommendation in favor of this proposal to the City's delegation to the State Legislature. Some discussion of this matter followed.

Mr. Neil noted that he and Mr. Tuttle had reviewed this situation of a recreation area on Dover Point and felt that a more suitable location for a park would be two lots of land located on the Dover Point Road and fronting on the Piscataqua River. He promised to send a copy of a report on this proposal to each Member of the Board.

Following some further discussion, Mr. Neil stated that he would prefer not to place his name on any communication recommending the establishment of a State Park on the Dover Point land formerly proposed for industrial. Mr. Neil stated that he could not support such a proposal insofar as the tide conditions prevent the use of the area for water sports and he therefore could not justify to himself the expenditure of large amounts of money for a recreation area of limited potential. It was decided that this matter will be considered further at the June 7 Meeting of the Planning Board. The Planning Director was instructed to place this item on the Agenda.

Motion by DuBois, seconded by Ouellette, that the meeting be adjourned. The Meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Raymond R. Ouellette,  
Clerk.