

DOVER PLANNING BOARD
MINUTES OF MEETING

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

ATTENDING: Chairman Robert W. Lapointe, Vice Chairman Robert T. Sheldon,
Wallace I. Akerman, Raymond H. Bardwell, Albert O. Bernard,
Donald E. Chick, Arthur J. DuBois, Hugh C. Tuttle.

In the absence of the Clerk, the chair appointed Vice Chairman Sheldon to copy the minutes of the meeting.

Motion by Tuttle, seconded by Bernard, that the minutes of the May 3 Meeting be accepted as written. Motion adopted unanimously.

Mr. Franklin Torr and Mr. Ralph Torr of Dover appeared before the Board and presented a request that the Board recommend the rezoning of a certain parcel of land from single residence to agricultural zone. The tract in question is of approximately 18 acres, 14 acres of which is presently being used as a Mobilehome Park as a non-conforming use. With the change in zoning, the remainder of the land would be used for an extension of Mobilehome Park use, a use presently denied them except by variance. During extensive questioning of the petitioners by Board Members, the Torrs' noted that they had discussed this matter with the former Planning Director, Mr. Henry Neil, and claimed his approval of the re-zoning. It was determined that before taking formal action, the Chairman should write Mr. Neil to request his ideas and reasoning concerning the subject matter, and that Board Members should visit the site.

Attorney William E. Galanes appeared before the Board and presented, on behalf of a client, plans for the erection of garden apartments on a site lying between Henry Law Avenue and Court Street, which is presently zoned single residence. Mr. Galanes stated that he appeared only to keep the Board informed of developments in respect to this project. He stated that time was of the essence in this matter, and that rather than requesting a change in the area zoning, he and his client had chosen to seek a variance from the Zoning Board of Adjustment and a hearing had been scheduled for June 16. If the variance is granted, he will return before the Board to seek subdivision approval for the project.

Mr. Tuttle introduced the subject of the Dover Point Recreational Area, and the need for the City of Dover and/or the State of New Hampshire to take steps to ensure land for future public use. After lengthy discussion it was decided to request the Chairman to invite Mr. Russell Tobey and Miss Mary Louise Hancock to meet with the Board on July 12 for further discussions on the subject.

Motion made by Akerman, seconded by Bernard, that a sub-committee of Mr. Tuttle and Mr. DuBois be appointed to investigate all aspects of the matter. Motion adopted unanimously.

The subject of clerical help for the Zoning Board of Adjustment was presented. The need of a secretary to take notes and prepare minutes of

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meetings was noted and it was stated that the new Planning Director, as part of his regular duties, should be required to prepare for the Zoning Board's use a factual description of the area under discussion and such other facts as were pertinent to the request being heard. Before making specific recommendations, it was decided that the Chairman would discuss the matter with the Chairman, Clerk and other members of the Zoning Board of Adjustment and report at the next meeting.

The Chairman then presented six (6) applications for the position of Planning Director. Based on stated salary requirements, four of the applicants were ruled out and the Chairman was requested to write the remaining two and try to determine their salary expectations before further consideration was given to them.

The Chairman advised the Board that the Planning Office owned a typewriter considered to be surplus and that Connor and Durgin Co., of Dover, had indicated their desire to buy it, but without naming a price. After discussion, it was decided to table the matter until the new Planning Director was hired, and leave the final use or disposition of the machine to him.

The Chairman presented certain plans and letters in respect to Country Club Estates, which Mr. Walter W. Fischer had left in the Planning Office. One letter signed by the President of Coheco Country Club stated that an agreement had been reached between Fischer and the Country Club in respect to drainage and land easements. It appeared that Mr. Fischer was now seeking preliminary approval of the entire subdivision, but inasmuch as no formal request had been made, it was felt that action must necessarily be delayed. After lengthy discussion it was on

Motion by Chick, seconded by Tuttle, that Mr. Chick and Mr. Bardwell be appointed a subcommittee of two to discuss details with Mr. Fischer and report results to the Chairman, who then would call a Special Board Meeting to take appropriate action. The motion was adopted unanimously.

Motion by Akerman, seconded by Bernard, that the meeting be adjourned. The meeting was adjourned at 9:47 p.m.

Respectfully submitted,

Robert T. Sheldon,
Vice Chairman,

RTS:c