

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Monday, July 12, 1965)  
7:30 p.m.  
Board Office

ATTENDING: Chairman Robert W. Lapointe, Vice-Chairman Robert T. Sheldon, Clerk Raymond E. Ouellette, Mr. Raymond H. Bardwell, Mr. Albert O. Bernard, Mr. Donald E. Chick, Mr. Arthur J. DuBois, Mr. Hugh C. Tuttle.

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Chairman Lapointe called the meeting of the Dover Planning Board to order at 7:30 p.m. on July 12, 1965.

The Minutes of the June 7 Meeting and the June 14 Special Meeting were accepted as written.

Chairman Lapointe then welcomed Mr. Neil to the Board Meeting and asked him to explain the status of the Community Renewal Program.

Mr. Neil explained to the Board that six copies of the First Draft of the Community Renewal Program had been forwarded to the Housing and Home Finance Agency in New York. The Agency had reviewed it and sent it back to the Board with only two comments, which Mr. Neil explained is virtually unheard of as there is usually a page or two in comments. Mr. Neil stated that he then took the liberty of sending a letter to Mr. Charles Horan, Regional Director of Urban Renewal of HHFA, commending him for the speed of the review. Mr. Neil read the letter with comments from Mr. Horan. With respect to the first comment concerning the relocation of minority groups, Mr. Neil explained that there is no problem and that he would incorporate a statement in the Community Renewal Program stating this fact.

As to the second comment, Mr. Neil explained that when a final Community Renewal Program is submitted it must contain a statement by the City Council saying it is accepted.

To continue further Mr. Neil pointed out to the Board that the Chief Planner from HHFA, Mr. Lucas, had visited Dover on July 12. Mr. Neil gave Mr. Lucas a tour of the City and Mr. Lucas stated that as far as he was concerned the Community Renewal Program was completely adequate.

Mr. Neil then informed the Board that he had spoken with Mr. John Bonkoski of HHFA, Field Operations Department, and stated that Mr. Bonkoski would like to see the Report wrapped up as soon as possible as HHFA is completely satisfied with it.

Mr. Neil pointed out to the Board various sections he would like to see changed. He stated that it would go through the Planning Board, Citizens Advisory Committee and the City Council and then printed. It would then be forwarded to HHFA, which would approve it and the Board has got a Community Renewal Program.

Mr. Sheldon asked Mr. Neil what he meant by saying that the Board "has got a Community Renewal Program". He asked what the Board actually has got and if the Board is now ready to take the next steps.

Mr. Neil explained that the Program consists of reports, maps, papers, recommendations, etc., and that if nothing is done with them it isn't worth anything. He pointed out that his objective in writing it had been to prepare a book which can be used by the Community. He stated that it may not be precisely agreeable to everyone but that the Board must make certain that it will be used if as only something to start with. The main point is to effectuate it and to consider the views and conclusions and recommendations.

Mr. Tuttle stated that he was interested in the section recommending that Planning Board staff work for the Zoning Board of Adjustment and form a closer relationship. He suggested that it may be advantageous to maintain the same sort of contact with the Housing Authority. Mr. Neil pointed out his proposal that the two Boards work together in respect to renewal actions. He suggested that a member of the other Board could be present at Board meetings concerning renewal and vice-versa. He suggested that it would be very feasible and practical that a Member of one Board look at the other Board's agenda to determine if there is reason for going there.

Mr. Tuttle asked if the Planning Board had gone about as far as it could with respect to urban renewal with the completion of the CRP. Mr. Neil answered no. He pointed out to the Board that the only project brought before the Citizens Advisory Committee was the downtown project, and that when the CRP is completed and passed the Board can go before the Committee with a second project. He continued that the Planning Board hasn't got the power to execute these projects but they may investigate further.

Mr. Tuttle asked the current status as far as the Housing Authority is concerned. Mr. Chick informed the Board that the Housing Authority had engaged the consultant firm of Metcalf & Eddy to do the study and they are working on it at the present time. Mr. Neil stated that they have obtained information from the Board Office.

The Board then asked Mr. Neil about the possibility of public distribution of the Ballard Marketability Reports. Mr. Neil stated that he felt the reports should be put on public display in the library and in various offices, but that it would be too expensive and there would be too few for public distribution.

Mr. Tuttle asked Mr. Neil if in general terms he was satisfied with the value received from the W. H. Ballard Company. Mr. Neil answered that in general terms he was, but that there were specific changes he would have liked to see in it. Mr. Neil went on to say that Mr. Ballard guessed that downtown Dover has potential. Mr. Tuttle pointed out that several outsiders have come into Dover and reached the same conclusion with their research staff and apparently decided that downtown Dover is going to continue.

Mr. Neil stated that as far as the CRP is concerned, downtown Dover work is finished. Mr. Neil informed the Board that if the downtown project is not approved then it would not be worthwhile to go through with project Two.

Mr. Tuttle questioned where the Waldron Street relocatees will go if the program goes through. Mr. Neil explained that Dover has a relatively large ratio of unoccupied low rents at this time. He continued that Mr. Ballard feels there would be no problem with relocation.

Mr. DuBois then asked what action of the Board is now required on the CRP. Mr. Neil stated that it is completely ready for use by the Planning Board or City Council. He further pointed out that this does not mean that the Planning Board or City Council must accept each and every one of the proposals. It is mainly a feasible method of effectuating these objectives through urban renewal. Mr. Neil continued to say that the only changes to be made are minor ones and the Board is basically awaiting its finishing and signing.

Vice-Chairman Sheldon then brought the Board's attention to the Contract between Mr. Neil and the City of Dover. Mr. Neil explained that in order that he get paid for finishing the Community Renewal Program, the Housing and Home Finance Agency requires a Contract. He pointed out that the City Solicitor has approved the Contract as a legal document. Mr. Sheldon stated that there being no objections the Board should authorize its signing. Mr. Neil informed the Board that Mr. Chick must sign it as Executive Officer of the Community Renewal Program and that the City Council doesn't have to vote on it.

Motion by Tuttle, seconded by Bernard, that Mr. Chick be authorized to sign this Contract between Henry Neil and the City of Dover and that Mr. Neil be requested to finish this CRP as rapidly as schedule will permit. Motion adopted unanimously.

Mr. DuBois asked Mr. Neil to outline the cost of his coming to Dover weekends to work on the CRP. Mr. Neil did so, explaining that a two-day weekend, all expenses paid would cost the City in the vicinity of \$170. He estimated four weeks to finish the Community Renewal Program. Upon question, Mr. Neil answered that there was sufficient money to complete the CRP.

Mr. Neil then strongly recommended that when a new Planning Director comes into the City that he be in a position to acquaint this person with the Community Renewal Program and the general procedures of the community. He pointed out that this would be financed through the Planning Board budget and not federal funds and stated that he believes it would be to the Board's advantage.

Mr. Lapointe then brought to the Board's attention the matter of Planning Board goals for 1965, asking Mr. Neil's answer to each one.

1. Completion of the CRP -- This is now being accomplished.
2. Completion of the Zoning Ordinance with adoption or rejection

of all proposed amendments -- To be taken care of at the Council Meeting of July 14.

3. Preparation of a city transportation study in anticipation of the state study -- This is basically complete within the CRP. Major traffic recommendations will be included in it.
4. A complete capital improvements program -- This is not totally completed. There is a sketchy one in the CRP.
5. A program of code enforcement review -- Mostly all the codes are new and no review is necessary.
6. An elementary school location study -- Recommendations are in the CRP as to the general area that new schools would be best located.

Mr. Neil pointed out that basically the Community Renewal Program will wrap up the objectives for 1965.

Chairman Lapointe then brought the Board's attention to the matter of the Torr Brothers property.

Franklin and Ralph Torr of Cushing Road have requested that their property around the Polly-Ann Mobilehome Park (4 acres) be rezoned back to Agricultural use. This is adjacent to Agricultural but is now residential. The Torrs' wish to expand their mobilehome park on this property.

Mr. Bernard stated his strong opposition to the rezoning.

Mr. Neil was asked if this could be classified as spot zoning. He answered that it could not as it has a logical area and boundary.

Mr. Tuttle stated that he was in favor of any further trailer park development, whether it is growth of existing parks or creation of new ones. He went on to say that he was highly impressed by the caliber of work forces of the residents of mobilehomes and stated that these people are on the majority very valuable citizens with much needed skills and trades. He pointed out that many of them eventually do become home owners.

Mr. DuBois pointed out that this was on the agenda because the Board told them that it would advise them on what action to take, and that the Torrs' have asked that the Board recommend the rezoning of the four acres.

After lengthy discussion by the Board it was decided on motion by Sheldon, seconded by DuBois, that the Board send a letter to the Torr Brothers informing them that it was the Board's opinion that this was a matter that should be taken up with the Zoning Board of Adjustment on a variance rather than through changing the zone to Agricultural. Motion adopted unanimously.

Mr. Bardwell then brought up a special item of Morin Street Extension. He explained that Mr. Link and Mr. LaBonte of Link & LaBonte Auto Sales wished to move two brick houses located at 876-878 Central Avenue

to Morin Street. He pointed out that they have a limited time in which to move them. Mr. McDonald had given them a permit to move one house, but the moving of the other would constitute a subdivision and would require that a plat be submitted to the Board for approval. This would mean conformance with the Subdivision Regulations and would require that a turn-around be located at the end of Morin Street. It was decided that Mr. Link and Mr. LaBonte would be informed of this fact.

The Board then went into a discussion concerning the proposed recreational study.

Mr. Lapointe then brought the attention of the Board's to a replacement of the Planning Director.

Mr. Neil suggested that the add in "Jobs in Planning" of the American Society of Planning Officials be changed to indicate two years experience instead of three.

Motion by DuBois, seconded by Chick that an add be placed in ASPO for three consecutive months as follows: "Planning Director, City of Dover, New Hampshire, Salary Open. Degree in planning or related field. Minimum of two years experience with some administrative experience. To be in charge of all planning, zoning and subdivision in community. Excellent working conditions".

Motion by Sheldon, seconded by DuBois that the Meeting be adjourned.

The Meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Raymond R. Ouellette,  
Clerk.

RRO:c