

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Monday, June 6, 1966  
7:30 p.m.  
Board Office

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

The Meeting of the Dover Planning Board was called to order at 7:30 p.m. in the Board Office on Monday, June 6, 1966.

Secretary Ouellette read the roll call.

Chairman Lapointe suggested that the Board go right into the subject of the proposed industrial rezoning.

Mr. Chick reported to the Board that he had sent to Mr. Woglom of Metcalf & Eddy a small scale map and the ordinance of the proposed rezoning. Mr. Woglom has replied that additional industrial zoning would be all right if the utilities could be put in. He informed Mr. Chick that he would not give outright approval of the change until the City's cost of everything was evaluated in terms of industrial development. He suggested examination of the proposals in terms of cost, revenue, etc., and if found feasible then the Board should consider the change in zoning.

Mr. Lapointe then reported that a memo had been received from Henry Neil, which was composed while he was in the Office working on the Community Renewal Program on the previous weekend. Copies of the memo were distributed to the Members of the Board. Mr. Chick read aloud the memo and pointed out as he read along, the various areas referred to.

Mr. Chandler was asked if the soil conditions in the area were known. Mr. Chandler stated that he would contact the Soil Conservation Service and request a map outlining such. The Board then discussed land elevations.

Mr. Chandler informed the Board that about twelve persons had come into the Office inquiring as to the zoning changes. The Board decided to display the maps and have copies of the proposed amendment available at the public meeting to be held on June 7.

The Board then expressed concern with the legal procedure they must follow in order to hold a public hearing on the proposed rezoning. Mr. Chandler read an article in the Portsmouth Newspaper concerning a court case on zoning which had been contested illegal because of lack of public hearing by the Planning Board. It was decided that Mr. Chandler would contact Mr. Nadeau with respect to the legal path to follow.

The Board then agreed that they would submit a map showing all industrially zoned land in the City at the public meeting.

Chairman Lapointe then brought to the Board's attention the fact that on June 20 Mr. John Galt would commence work with the Board for the summer. He stated that the Board should determine what they wanted him to do. Mr. Tuttle brought to mind the dredging of the River and informed the Board that on June 23 the Army Corps of Engineers are holding a meeting concerning the dredging. The Board decided to have Mr. Galt attend this meeting and that the Corps of Engineers should be shown that the City of Dover is interested in the work. Mr. Chick suggested that the Board get in contact with the Head Engineer of the Corps and discuss with him the possibility of Mr. Galt working with them on the survey.

Mr. Tuttle noted that the Board should get in touch with Mr. John McCooney, Harbor Master, who could give them a good idea on who to contact, etc.

Mr. Chandler then proceeded with the Country Club Estates Subdivision's continued development. He informed Board Members that Mr. Fischer had come in to see him and had stated that he wanted to put in roads and paving. The Engineering Department had then made extensive surveys in the area and had found several things that must be corrected before applying final gravel and hot top and had also found the grade of the road to be wrong.

Mr. Chandler informed Board Members that Mr. Fischer now intends to sell the Subdivision to White Enterprises and it was asked if such a change of ownership of a subdivision was legal. Mr. Chandler informed the Board that Mr. White could use the same plans but must now make a separate application or Mr. Fischer could ask permission of the Planning Board to transfer his preliminary subdivision approval to Mr. White.

Mr. DuBois asked what capacity Henry Neil now was to the Board. He was informed that Mr. Neil was completing the supplementary data to the Community Renewal Program which had been requested by the Department of Urban Development.

The Board was then informed by Mr. Chick that the Civil Defense Department was looking for someone on a full time basis. Because of the increased work load in the Planning Board Office it was mutually agreed upon that the Planning Board secretary would no longer do any work for the Civil Defense Department.

Mr. DuBois informed the Board that the Zoning Board of Adjustment, of which he is a member, has now under consideration a variance of Williams Cadillac-Oldsmobile dealer. The Company wants to locate on the Dover Point Road and the problem of insufficient land zoned for such a purpose came to light. Mr. DuBois noted that the Board should consider where these things are allowed and how much area in the City is available for expansion. The Board noted that Dover still doesn't have enough room for commercial dealers.

A discussion followed as to exactly what a subdivision is.

The Meeting was adjourned at 10:20 p.m.

Respectfully submitted,