

DOVER PLANNING BOARD
MINUTES OF PUBLIC MEETING

SUBJECT: PROPOSED ZONING CHANGES IN AREA OF SOUTHEASTERN NEW HAMPSHIRE
INDUSTRIAL PARK.

HELD: Tuesday, June 7, 1966
8:00 p.m.
Council Chambers

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

The Public Meeting of the Dover Planning Board regarding the proposed rezoning in the area of the Industrial Park was called to order at 8:00 p.m. by Mr. DuBois, Chairman of the Subcommittee on Industrial Zoning. There were approximately sixty residents of the area in attendance as well as members of the press.

Mr. DuBois proceeded with informing the public of the various changes by displaying maps of the present zoning together with a map of the proposed zoning. He informed them that written explanations of the changes were available at the door.

Mr. DuBois informed those present of the shortage of available industrially zoned land in Dover.

The floor was then opened to any questions about the proposed rezoning. Mr. DuBois asked that those in favor of the rezoning be the first to speak.

Mr. Clarence E. Chase, Director of the Dover Economic Commission, stated that the Economic Commission was in favor of the rezoning and read a letter stating such. He read a brief comparison of our present Industrial Park and the farm uses that preceded it. In summary, he stated, to be competitive and to get the best companies to move into Dover, when we need them, we must have our zoning properly established well in advance. Now, in this period of full employment, we have time to do this job properly. The Dover Economic Commission therefore recommended to the Planning Board that the concerned property be rezoned.

Mr. Fred E. Easter, 33 Fisher Street, represented the Dover Development Corporation and spoke in favor of the proposed rezoning. He stated that of all uses it seems that industrial takes precedence because there is no other land that meets the requirements of industrial expansion as this does. He continued that the land is sparsely settled, near the main highway plus the Turnpike, close to the railroad and has utilities - water, sewer, gas and electricity. He expressed the need for the proximity to the railroad.

Mr. Grant L. Davis, 44 Elm Street, President of the Dover Chamber of Commerce and Member of the Dover Economic Commission, spoke in

favor of the proposed rezoning. He stated that Dover must recognize the fact that it must plan its future. He continued that Dover has two major assets at which industry looks first; the first being the Spaulding Turnpike and the second being the main line of the B & M Railroad. He stated that if Dover is going to grow it must have area in which to grow and it must have industry. The area presently under contemplation is adjacent to the railroad and the Turnpike and largely undeveloped. He continued that industry plans several years ahead but the struggle to get industry is going to continue.

Mr. Davis stated that as to specific areas, there is additional vacant land along the Spaulding Turnpike towards Columbus Avenue and Tolend Road which could be taken into consideration at the same time. He also submitted to the Board that presently there is no major residential construction going on in Dover and in spite of all the residential construction which has taken place in the past these areas have not been selected for development and the reasons for this is first, the proximity to the railroad and secondly, the nature of the land itself.

Mr. Davis then pointed out a map displayed which outlined the various areas in the City which are currently available for industry without rezoning. He stated that the site of the City Dump is vacant and continued that the land is pretty much up and down and not accessible. Other areas are almost completely occupied with the exception of a small portion of Industrial Park and the Riley Farm which is occupied by a single owner. In summation, Mr. Davis proposed to make some land available to show to industry and prepare for growth.

Mr. Stuart N. Shaines, Beech Road, Chairman of the Dover Economic Commission, spoke in favor of the proposed rezoning. He stated that he would like to thank the Planning Board for creating this type of a meeting and that he wished to clarify some of the questions in the minds of those present. He informed the public that Dover cannot and will not ever take by eminent domain land from people for industrial purposes. He pointed out that Dover realizes the traffic problem in the area which would come about should industry be expanded and that the City would take care of such a problem. He continued that as there is no development this side of the Turnpike it appears that this is the most logical decision.

Councilman Walworth Johnson, Knox Marsh Road, Councilman and Member of the Dover Economic Commission spoke in favor of the proposed rezoning. He suggested that the easterly boundary line of the industrial zoning be brought down to somewhere in the area of the property line of Mr. Sumner Davis and carried across to the railroad tracks and also suggested that the Calderwood, Watkins and Marlo Davis property remain Agricultural, and that all of the Rogers and Horne property be zoned for industrial and the 600 foot reserve strip be omitted.

Mr. Norman Rogers, 29 Littleworth Road, stated that 17 years ago the Industrial Park was built on peaceful surroundings and that he didn't like it but expressed the agreement that there was no industrial land left in Dover and stated that he was in favor of the proposed rezoning.

Mr. Ernest Christensen, 5 Westwood Circle, informed those present that many surrounding cities were looked into with respect to the location of the industrial park at the time of its construction and that Dover was chosen as the best site and stated that he was in favor of the proposed rezoning for expansion of industrial development.

Mr. Stanley Burns, 6 Cushing Street, declared himself in favor of the proposed rezoning. He stated that of the present 80 acres in the industrial park there is only one left of approximately eleven acres. He very strongly recommended the adoption of the proposed plan for rezoning a larger area for industrial development. He further suggested that the whole area around Mr. Roger's property be zoned industrial.

There being no one else present who wished to speak in favor of the proposed rezoning, Mr. DuBois asked those in opposition to speak.

Mrs. Madeline Horne, 52 Summer Street, stated that she was very much in opposition to the rezoning. Mrs. Horne owns property on the Littleworth Road.

Mrs. Beatrice Crosby, Littleworth Road, spoke in opposition to the proposed rezoning, stating that the City shouldn't consider an area for industrial zoning where good homes are present.

Mr. Henry McCrone, Knox Marsh Road, spoke in opposition to the proposed rezoning. He asked what the City would consider for water and sewerage in the area. He explained that this would entail a new sewer line. He asked about roads to be built. He asked what would be allowed in such a district inquiring as to property rights of owners presently having the property. He asked if property owners could add a breezeway or a garage to their buildings or build another building or sell land for house lots. He stated that property owners would have to wait until an industry comes along. He asked if a soils test had been made. Mr. McCrone then informed the public that it took the Industrial Park ten years to bring in five industries. He reviewed the various industries located in Industrial Park and stated that most could be located elsewhere in the City. He then brought to mind the traffic problem in the area and stated that with increased industry in Industrial Park it will be quite hazardous. He went on to say that it would take a long time to fill the 600 acres with industry. He then requested the Planning Board to do much study with respect to these points.

Mr. Edward Hall, Knox Marsh Road, spoke in opposition to the proposed rezoning.

He expressed the opinion that as there is a 400 foot restricted industrial buffer strip on Littleworth Road, he saw no reason why there shouldn't be one on the Knox Marsh Road also.

He expressed much opposition to said rezoning inquiring as to the property rights of property owners with respect to home additions, gardens, etc. He stated that he would be paying taxes for industrial uses and actually using his land as residential.

He then proceeded to question members of the Dover Economic Commission with respect to a new industry now coming into the area. Mr. Chase explained to Mr. Hall that the industry now considering going in makes shoeboxes and has no odor or smoke, etc.

Mr. Hall then questioned the intent of the industrial zones. Mr. Chandler read from the Zoning Ordinance the intent of the two industrial zones.

Mr. John T. Young, Littleworth Road, informed the Board that he was in opposition of the proposed rezoning and informed them that his land had always been zoned agricultural.

Mr. Fred Riley, Littleworth Road, stated his opposition to the proposed rezoning and further informed the Board that he had not known that his property was zoned industrial. He asked the Board if he could grow anything on his land and otherwise use his land as a farm. Mr. DuBois replied that he would be able to use said land as a non-conforming use and continue to do whatever he was now doing. Mr. DuBois further informed Mr. Riley that he would find out for him when his land was zoned for industry and write back to him.

Mr. Valentine Mathes, Littleworth Road, stated that he realized new industrial land is needed but felt that a mistake is being made as to its location. He stated that the zoning should extend north of the railroad where there is much land not occupied by many homes and that it would seem much wiser to expand the zone along the Turnpike.

Mr. Eusibia Bennett, Bellamy Road, stated the opinion that the proposed zone should go along the Turnpike as the traffic situation is hazardous already in the proposed area.

Mr. Gerard Pelletier, 73 Littleworth Road, stated that he wished to be recorded as against said rezoning because of the traffic situation.

Mrs. Dorothy Calderwood, Knox Marsh Road, stated her opposition to the proposed rezoning.

Mr. Robert McCrone, 76 Sixth Street, asked why the zoning must go out through the Knox Marsh Road. He continued that there is no sewer or water and would like to see private residences or garden type apartments in the area.

Mr. Marlo Davis, Knox Marsh Road, stated that he preferred to see his property remain single family residential.

Mr. John Hutchins, Littleworth Road, stated that he was against the proposed rezoning and asked the Board how restricted a restricted industrial area actually was. It was replied that no outside storage was allowed. He then asked if the present site of the industrial park was restricted and was answered that it was.

Mrs. Walworth Johnson, Knox Marsh Road, expressed her opposition to the rezoning on the east side of the railroad tracks being changed at all.

Mr. Edward Hall brought to mind that if industry comes into Dover how many of the employees will live in Dover. He suggested that the City look into this further.

The Public Meeting ended at about 10:00 p.m.

Respectfully submitted,

Raymond R. Ouellette
Secretary

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