

PLANNING BOARD MEETING

July 11, 1966

The Planning Board Meeting was held July 11, 1966 at 7:30 p.m. in the Planning Board Office, Municipal Building, Dover, New Hampshire.

On roll call the following members were present. Chairman Robert W. Lapointe, Vice-Chairman Robert T. Sheldon, Arthur J. DuBois, Donald E. Chick, Charles E. Prescott, Hugh C. Tuttle, William E. Chandler, John E. Galt, — Also Attending: Mrs. Madeline L. Horne.

AGENDA

ITEM NO. 2: ACCEPTANCE OF MINUTES OF THE MEETING HELD ON JUNE 6, 1966.

Moved by Tuttle, seconded by Chick to accept the minutes as presented. Unanimously adopted.

ITEM NO. 3: ACCEPTANCE OF MINUTES OF PUBLIC MEETING HELD ON JUNE 7, 1966.

Moved by Chick, seconded by DuBois to accept the minutes as presented. Unanimously adopted.

ITEM NO. 4: COMMUNICATION FROM THE TOWN OF ROLLINSFORD REFERRED TO THE PLANNING BOARD ON JUNE 22 BY THE CITY COUNCIL.

Moved by Chick, seconded by Prescott that the Chairman of the Planning Board write a letter to the selectmen in Rollinsford suggesting that a meeting of Planning Boards in the area be called and offering the facilities of the Dover Planning Board Office if desired. Unanimously approved.

ITEM NO. 5: COMMUNICATION AND RESOLUTION REGARDING THE CONSERVATION COMMISSION REFERRED TO THE PLANNING BOARD BY THE CITY COUNCIL ON JUNE 22.

Moved by Chick, seconded by Tuttle, that Mr. Chandler contact an official of the responsible State association in Concord and request him to come to a Planning Board Meeting in the future to explain the workings of a conservation commission. It was further moved that the Parks and Recreation Director and the Public Works Director be invited to attend this meeting. A discussion followed. Mr. Tuttle informed Board Members that he had been approached by several groups to form a conservation commission. He explained that such a commission would concern itself with the preservation of natural beauty areas, recreational areas and open space areas. This commission would solicit funds, maintain a bank account and acquire land by gift or purchase to hold for public use. The Commission would not have the powers of eminent domain. They would carry out an evaluation of resources of towns and cities similar to some work done by the Planning Board in the past. He expressed the opinion that a public meeting should be held in order that anyone interested in such a commission could state their interest. Motion adopted unanimously.

ITEM NO. 6: COMMUNICATION FROM THE CITY ATTORNEY REGARDING THE REQUIREMENT OF THE PLANNING BOARD TO CONDUCT A PUBLIC HEARING PRIOR TO ANY ZONING CHANGES.

Moved by Tuttle, seconded by DuBois, to accept the communication and place it on file. Unanimously adopted.

ITEM NO. 7: OLD BUSINESS.

a. FORMATION AND REPORT OF JOINT SUBCOMMITTEE ON PROPOSED EXPANSION OF INDUSTRIAL ZONING.

Moved by Chick, seconded by Prescott, to accept the report of the joint subcommittee and place it on file. Motion adopted unanimously. A discussion followed.

A letter received by the Planning Board Office that afternoon from Mrs. Madeline Horne was then presented to Mr. Lapointe and read to the Board. The letter stated as follows:

July 8, 1966

The Zoning Board
Dover, New Hampshire

Gentlemen:

As it seems quite impossible to voice one's opinion at your meetings, I am writing you to respectfully request that you eliminate the change of zoning of the land on the right hand side of the Littleworth Road, Lots No. 6 and 28.

With obvious additional unused land available and adjacent to the existing Industrial Park, is there an economic necessity to cross the road for one lot and spoil a second natural setting of nice residence property?

With payment of a tax total of over \$4,000.00 a year to the City of Dover, it would seem that this request be given some recognition.

It is my understanding that the initial inception of zoning regulations in the United States was to "protect" residential property owners against the encroachment of factory and commercial operators with their inherent air pollutants, noise and odors and not to enable federal, state or local agencies to destroy personal residential property.

Many trees have been planted on Lot 28 and it has long been my desire to building a home for myself on the property. The present historical house has been kept in good condition.

I hope you will give consideration to this request.

Sincerely,
S/ Madeline L. Horne

A lengthy discussion with Mrs. Horne ensued. It was moved by Tuttle, seconded by Chick to accept the letter and place it on file. Unanimously approved.

b. REPORT OF GREAT BAY STUDY.

Mr. Chandler gave a report of Dover's presentation at the Corps of Engineers Hearing on June 23. He further stated that official copies of the transcript were available at a cost of not more than \$75 but that the order had to be put in immediately because the report was to be prepared within ten days. Mr. Chandler immediately contacted Mr. Lapointe and it was agreed that the information in the transcript was worth the amount as it appears the intention of Dover Officials to make an extensive study of this situation. The Dover Planning Board then concurred in the decision made by Mr. Lapointe and Mr. Chandler.

Reference was made to the fact that the Mayor had appointed the General Citizens Committee from which a steering committee would soon be formed. It was further noted that the Chamber of Commerce, Councilman Maglaras and City Manager Chick all had files on information pertaining to Great Bay and that Mr. Galt would try to inventory this information for the Steering Committee. Mr. DuBois commented that he was very impressed with the way Dover made its presentation at the hearing. Mayor Tuttle stated that he would like to take an opportunity to comment on the interests of Dover insofar as waterways are concerned. With respect to further extension of the Hilton Park area, Mr. Tuttle expressed the opinion that he didn't think it was a good place to launch, especially for inexperienced boat owners. He noted that additional launching facilities will be needed for Dover to provide access for Dover's own citizens. He noted that the long range highway development plan just about wipes out Dover Point. Further discussion on various aspects of the Great Bay Study as it relates to Dover followed. Mr. Chandler was then requested to prepare additional memos to the general citizens committee covering Dover's presentation at the Engineer's Hearing.

Mr. DuBois stated his interest in the Study and his desire to be a Member of the Steering Committee and Mr. Tuttle agreed to appoint him as the Planning Board representative on the same.

c. SUPPLEMENTAL DATA AND RESOLUTION ON THE COMMUNITY RENEWAL PROGRAM.

It was moved by Tuttle, seconded by DuBois to accept the supplemental data prepared and submitted by Mr. Henry Neil, Consultant to the Planning Board on the Community Renewal Program. Unanimously approved. It was further moved by Tuttle, seconded by DuBois that the resolution on the supplemental data be approved. Motion unanimously approved.

d. REPORT ON MR. GALT'S WORK TO DATE AND FOR THE REMAINDER OF THE SUMMER.

Mr. Chandler explained Mr. Galt's work to date and gave a brief outline of some of the work scheduled for the rest of the summer. It was agreed by the Board to have Mr. Galt work on the Great Bay Study if directed by the Steering Committee.

e. OLD BUSINESS.

The Planning Board directed Mr. Chandler to obtain estimates on a flat file for maps to go into the vault. Mr. Chandler was further requested to have an up to date report on the Planning Board's budget ready for the next meeting.

ITEM NO. 8: NEW BUSINESS.

a. DISCUSSION ON DOVER POINT REZONING.

Mr. Sheldon informed Board Members that he had requested that this item be placed on the Agenda. He stated that several people have approached him with respect to land zoned for thoroughfare business and in view of the small amount of land zoned for thoroughfare business at the present time, it was felt that the time has come when the Board should consider this problem.

Mr. Tuttle stated that he was completely in agreement that a serious shortage of thoroughfare business zones exists. Mr. DuBois restated that there is not enough land zoned for commercial dealers.

Various areas to be considered for thoroughfare business were discussed. Mr. Chandler was requested to obtain figures and facts about the concerned areas for the next Board Meeting.

b. PROPOSED URBAN RENEWAL PROJECT.

The Planning Board then discussed the proposed urban renewal project as presented by the Dover Housing Authority and revised by Mr. Bonkoski of the Housing and Home Finance Agency at a meeting on June 16. A short discussion followed on the practical aspects of the project. It was noted that the plans and specifications, etc., would take about 18 months to prepare before coming to the City Council for a decision. Mr. Lapointe stated that this would be a good instance where the Citizens Advisory Committee would be of valuable assistance.

It was moved by Tuttle, seconded by Lapointe, to accept the verbal report and place it on file.

c. OTHER NEW BUSINESS.

There being no other new business to discuss it was moved to adjourn.

Respectfully submitted,

Raymond R. Ouellette
Secretary