

PLANNING BOARD MEETING

REGULAR

AUGUST 1, 1966

The Regular Planning Board Meeting was held August 1, 1966 at 7:30 p.m. in the Planning Board Office, Municipal Building, Dover, New Hampshire.

On roll call the following members were present: Vice-Chairman Robert T. Sheldon, Wallace I. Akerman, Albert O. Bernard, Donald E. Chick, Arthur J. DuBois, Charles E. Prescott, Hugh C. Tuttle -- Also attending: John E. Galt, Harry N. Griffin, William R. Chandler, Mr. Clark of the Society for Protection of New Hampshire Forests.

Mr. DuBois was appointed Acting Secretary in the absence of Mr. Ouellette.

AGENDA

ITEM NO. 2: ACCEPTANCE OF MINUTES OF THE MEETING HELD ON JULY 11, 1966.

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

ITEM NO. 3: ACCEPTANCE OF MINUTES OF SPECIAL MEETING HELD ON JULY 18, 1966.

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

Vice-Chairman Sheldon then skipped down to Item 5-a in order that Mr. Clark may make his presentation.

ITEM NO. 5-a: PROPOSED CONSERVATION COMMISSION.

Mr. Clark explained to the Board the purpose, intent and powers of a conservation commission. It was noted that the public would probably be more willing to donate land and money to the commission than to the City, feeling that a commission would offer more security. The Planning Board received a letter outlining a conservation commission. The Board agreed that such a commission could work closely with the Board. Mr. Clark stated that in Exeter such an arrangement is made whereby the Planning Board passes on work to the conservation commission and every other meeting is a joint meeting between the two boards.

Mayor Tuttle brought to mind that a public hearing should be held in order that any interested parties might have an opportunity to express their views on such a commission. A lengthy discussion pertaining to conservation commissions ensued. Because of the lengthy agenda, the Board agreed to discuss the matter again at its next meeting.

ITEM NO. 5-b: MORIN STREET SUBDIVISION.

Mr. Chandler explained to Board Members the problem of water disposal in said subdivision. A lengthy discussion followed. Mr. Gagne, Mr. Filiou, Mr. Thomas and Mr. Turmelle, residents of Morin Street, were present.

Moved by DuBois, seconded by Bernard, that the City Attorney consult with the City Manager and Mr. Chandler to draw up a form of easement to be signed by Link & LaBonte to dispose of surface water in the area of the Subdivision. Unanimously adopted.

ITEM NO. 4: COMMUNICATION FROM ZONING BOARD OF ADJUSTMENT REGARDING DELINEATION OF ZONING BOUNDARY ON LAND BETWEEN THE SPAULDING TURNPIKE AND ARCH STREET.

Moved by DuBois, seconded by Tuttle, to write to the Zoning Board and inform them that it was the intent of the Planning Board that the 1,000 foot distance from the Spaulding Turnpike demarking the B-3 zone be measured at a 90 degree angle to the easterly right-of-way line of the Spaulding Turnpike. There were six yeas and one no, with Mr. Chick opposing.

ITEM NO. 4-a: COMMUNICATION FROM THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF RESOURCES AND ECONOMIC DEVELOPMENT.

The Communication received from State Planning Director Mary Louise Hancock was then distributed to the Board Members. Mr. Chandler explained that the letter had arrived that day and so was not placed on the Agenda. The Communication was written to bring the Board up to date on the City's request for an Urban Planning Assistance Grant (701).

Moved by Chick, seconded by Prescott, to notify Miss Hancock to proceed. Unanimously approved. Mr. Chandler was instructed to write to Miss Hancock inquiring as to the revisions made in the original proposal submitted by Metcalf & Eddy.

ITEM 5-c: PINEVIEW DRIVE SUBDIVISION.

Mr. Chandler explained to Board Members the status of Pineview Drive Subdivision. It was explained that the City has a deed for only one half of Pineview Drive and that it doesn't have a deed for the drainage easement shown on the approved subdivision plan. It was agreed that Mr. Veilleux should be contacted with reference to the possibility of obtaining a deed and drainage easement.

ITEM 5-d: PROPOSED EXPANSION OF INDUSTRIAL PARK.

Mr. Tuttle explained that the City Council's Committee of the Whole as yet was not ready to submit recommendations. He estimated that one more meeting was required.

ITEM 5-e: REPORT ON ANALYSIS OF B-3 ZONING DISTRICTS.

With respect to this Item, Mr. Tuttle stated that he would like to submit that until such time as the Council gets industrial zoning out of the way, that there be no consideration for further rezoning. John Galt pointed out various areas in the City now zoned for B-3 and how much zoned for B-3 is being used as such.

A lengthy discussion ensued concerning B-3 Districts. It was later voted to discuss this matter at a special meeting on August 15, 1966.

ITEM 5-f: REPORT ON GREAT BAY STUDY STEERING COMMITTEE:

Mayor Tuttle reported that he would be appointing this Committee in the very near future.

ITEM 5-g: REPORT ON DOVER PLANNING BOARD BUDGET TO DATE:

The Board accepted the budget report and placed it on file.

Mr. DuBois inquired as to who authorized payment of bills from the budget. He was informed that Mr. Lapointe signed all vouchers.

ITEM 5-h: PURCHASE OF FLAT DRAWER PLAN FILE:

Moved by Chick, seconded by Prescott to purchase a metal file cabinet. Adopted unanimously.

ITEM 6: NEW BUSINESS:

ITEM 6-a: COMMUNICATION FROM HUD RE: YOUTH OPPORTUNITY CAMPAIGN PROJECT:

The Communication was tabled until the next meeting of the Planning Board.

ITEM 6-b: DISCUSSION OF HIRING MR. CHANDLER AS PLANNING DIRECTOR:

Mr. DuBois expressed that the Board should inquire of Mr. Chandler what his intentions are.

Mr. Chandler answered that the only commitment that he asked for when he was hired in April was that he be seriously considered for the position of Planning Director in the Fall and that this was still his intention.

Mr. Chick asked him if he would consider moving to Dover if hired. Mr. Chandler replied that he would.

Moved by Chick, seconded by Tuttle, that a special meeting of the Planning Board be held on August 15, 1966 to consider the B-3 Rezoning and the hiring of Mr. Chandler.

Mr. Chandler informed Board Members that around August 12, a representative of HUD Auditing Department was coming to Dover to review the CRP Books.

The Meeting was adjourned at 10:00 p.m.

Respectfully submitted,
S/ Arthur J. DuBois, Acting Secretary