

DOVER PLANNING BOARD
MINUTES OF REGULAR MEETING

SEPT. 12, 1966

The Planning Board Meeting was held on Monday, Sept. 12, 1966 at 7:00 p.m. in the Planning Board Office, Municipal Building, Dover, New Hampshire.

On roll call the following members were in attendance: Vice-Chairman Sheldon, Secretary Ouellette, Members Akerman, Chick, DuBois, Tuttle. Also attending were Planning Director William Chandler and Public Works Director Harry N. Griffin.

ITEMS 2, 3 and 4: ACCEPTANCE OF MINUTES OF REGULAR MEETING 8/1/66 and SPECIAL MEETINGS ON 8-8-66 and 8-15-66:

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

ITEM NO. 10-a: APPLICATION FOR SUBDIVISION OF LAND ON MORIN STREET BY LINK & LABONTE:

Because of a special meeting at 7:30 p.m. the Vice-Chairman stated that the first item to be discussed on the Agenda would be Item 10-a (Application for subdivision of land on Morin Street. It was noted that application had been filed with the Board and the street profiles were not submitted because the City is going to be doing some work in the area. Mr. Chandler informed the Board that if it is all right with them, the street profile requirement would be waived. It was noted that Link & LaBonte are asking for a revision in their pattern, and that they were previously contemplating two lots.

It was moved by Chick and seconded by DuBois that the requirement of the proposed street extension be waived but that it be indicated that this does not waive the final profile - only the preliminary. Unanimously adopted.

It was moved by Tuttle, seconded by Prescott that the date of public hearing be on Sept. 19 and that the Planning Director should take the necessary legal steps. Motion adopted unanimously.

ITEM NO. 5: COMMUNICATION FROM STATE PLANNING DIRECTOR REGARDING THE REVISED METCALF & EDDY PROPOSAL FOR PLANNING WORK IN DOVER:

Mr. Chandler informed Board Members that he called John Bonkoski of HHFA and was informed that HHFA had not received Dover's Application for 701 funds as yet. He then called Miss Hancock and was informed that a Meeting has been set up for September 26 at which time Assistant Planning Director Randall Raymond was going to New York with the application for discussion and preliminary review. The Board was informed that they should know something after that meeting.

ITEM NO. 5: (Continued from Page One)

Moved by Tuttle, seconded by Ouellette to:

- a. Accept communication and place on file.
- b. Instruct Planning Director to reply, asking to be informed when HUD approves preliminary review.
- c. Inquire if final formal application will require Dover Planning Board and/or City Council action.
- d. Contact Metcalf & Eddy and ask for sufficient copies of revised proposal after preliminary review has been approved by HUD.

Unanimously adopted.

ITEM NO. 6: COMMUNICATION FROM PUBLIC WORKS DIRECTOR REGARDING RECIPROCAL AGREEMENT ON USE OF PLANNING DIRECTOR'S SERVICES.

Moved by Chick, seconded by Akerman to accept the communication, place on file and grant agreement on an availability basis until a City Engineer is employed or until 12-30-66. Unanimously adopted.

ITEM NO. 7: COMMUNICATION FROM CITY MANAGER REGARDING MEETING ON DOVER TRANSPORTATION STUDY.

Moved by Bernard, seconded by Tuttle to accept communication, place on file, to adjourn this meeting at 7:30 p.m., so that the Board can attend the preliminary hearing on Transportation Study and to reconvene the Board's meeting after the Public Hearing on September 19, 1966. Unanimously adopted.

ITEM NO. 8: COMMUNICATION FROM STATE PLANNING DIRECTOR REGARDING A COMMUNITY PLANNING SEMINAR.

Moved by Prescott, seconded by DuBois to accept communication, place on file, and authorize the Planning Director to attend the seminar. Unanimously adopted.

The Board then adjourned as per Item No. 7 above.

DOVER PLANNING BOARD
MINUTES OF MEETING
PUBLIC HEARING

HELD: Monday, Sept. 19, 1966
7:00 p.m.
Police Courtroom

The Public Hearing regarding the granting of preliminary approval to Morin Street Extension by Link & LaBonte was called to order by Vice-Chairman Sheldon at 7:00 p.m.

The following members of the Planning Board were present: Vice-Chairman Sheldon, Secretary Ouellette, Akerman, Bernard, Prescott, Tuttle. There were also eight members of the public in attendance.

Mr. Sheldon declared the meeting open for any comments.

Mr. LaBonte, speaking in behalf of himself and Mr. Link, informed the Board that they would try to conform to the rules and regulations and work with the City to bring the subdivision into satisfactory condition to the Board.

Mr. Conrad Turmelle, 9 Horne Street, stated that he would like to have some assurance that the agreements made were followed through. He stated that he would like to request the Planning Board to review agreements made previously when the permit for the original subdivision was granted. He contended that agreements made have not yet been completed. He stated that he felt the original subdivision was poorly planned and the implementation was even poorer.

Mr. A. J. Roy of 7 Morin Street, stated that he would like to be recorded as opposed to the subdivision approval.

Mr. Turmelle asked Mr. Chandler where the storm drains would be. Mr. Chandler pointed out the locations on the map of the subdivision.

Mr. Turmelle then asked when the entire project as far as drainage is concerned would be completed. Mr. Chandler answered by the end of October. He continued that as far as the Subdivision is concerned there is no particular time but that by then the drainage system will be in and trench backfilled. It was noted that this is all in accordance with the original agreement made by the City Council in 1965.

Mr. Filliau of 4 Morin Street, stated his opposition to the proposed approval of the subdivision.

Mr. Chandler informed those present that the City has all the necessary easements to complete work on Morin Street. Mr. Tuttle stated that in order to insure completion the City will probably contract the project out.

Mayor Tuttle inquired as to whether each lot meets the requirements of the Subdivision Regulations. Mr. Grant L. Davis, Engineer for the Applicant, stated that it did conform to the Subdivision Regulations.

The Public Hearing was adjourned at 7:20 p.m.

Raymond R. Ouellette, Secretary

DOVER PLANNING BOARD

SEPTEMBER 19, 1966 --- CONTINUATION OF THE SEPTEMBER 12, 1966 MEETING

On roll call, the following members were present: Vice-Chairman Sheldon, Secretary Ouellette, Bernard, Akerman, Tuttle, Prescott, Chandler.

ITEM 10a: APPLICATION FOR SUBDIVISION OF LAND ON MORIN STREET BY JOHN LINK & FRED LABONTE.

Because the Public Hearing was still fresh in their minds, the Board decided to reconsider this item at this time.

Moved by Tuttle, seconded by Akerman, that preliminary approval be granted, subject to the following conditions in addition to the regular Subdivision Regulations:

- a. That the applicants provide a hydrant within the subdivision and a manhole on the end of the sanitary sewer line.
- b. That the drainage easement be evenly divided between lots 5 and 6 and that the applicants provide a revised drainage easement to the City properly executed. Said original easement being the same as adopted by the City Council on 8-24-66.
- c. That an additional amount of \$1500 (\$1,000 already on file since 1965 in City Clerk's Office from applicants first subdivision) be required as performance guarantee should the applicants desire to complete the public improvements at a later date.
- d. That no building permits be issued until applicants either complete the public improvements or fulfill requirements of performance guarantee.

Unanimously adopted.

The Board took note of the fact that the requirements for storm water sewers in this subdivision were done.

ITEM NO. 9: OLD BUSINESS.

ITEM NO. 9-a: REPORTS FROM PLANNING DIRECTOR.

Pine View Drive Subdivision:

Mr. Chandler reported that the City Council has accepted a deed for the whole street and that the Public Works Department is in the process of bringing it up to City standards, in effect at the time of the adoption of this subdivision.

Great Bay Study:

Mr. Chandler reported that a steering committee had been appointed by the Mayor and that Mr. DuBois is Chairman of the Steering Committee. Also that an additional memo on the study will be issued in the near future.

ITEM NO. 9-b: PROPOSED EXPANSION OF INDUSTRIAL ZONING.

Motion by Akerman, seconded by Ouellette to recommend to the City Council that Ordinance 9-66 as revised and presented at a public hearing on 8-31-66 (now known as Ordinance 14-66) be adopted. Unanimously adopted.

ITEM NO. 9-c: OTHER OLD BUSINESS.

Conservation Commission:

Moved by Tuttle, seconded by Bernard, to hold a public meeting on this Item, date of which to be chosen by the Planning Director, who will also publicize meeting. Unanimously adopted.

Analysis of B-3 Zoning:

Mr. Chandler reported that the data on this item had been summarized but not checked and analyzed. The Board agreed to hold this item in abeyance until the Industrial Zoning Change was settled.

ITEM 10: NEW BUSINESS.

ITEM 10-a: Disposed of above.

ITEM 10-b: REVIEW OF ANNUAL REPORT FOR 1965.

Mr. Chandler explained that this review had been abstracted from the minutes of the Dover Planning Board for 1965, and that it represented the highlights of the work for the year. He asked permission to use this review as the basis of the Annual Report prior to submitting same to the City Clerk for publication and the Board granted permission.

ITEM 10-c: OTHER NEW BUSINESS.

Planning Board Budget for 1967.

The Planning Director was instructed to prepare a draft of this item for consideration by the Board at its October Meeting.

There being no further new business, the Board adjourned at 8:30 p.m.

Respectfully submitted,

Raymond E. Ouellette, Secretary

DOVER TRANSPORTATION STUDY

The Board informally discussed this item after adjournment and then instructed the Planning Director to have excerpts of the report distributed to those invited to the preliminary hearing earlier this evening and to invite same to the Board's Meeting on October 3, 1966.

WRG

DOVER PLANNING BOARD

SEPTEMBER 19, 1966 — CONTINUATION OF THE SEPTEMBER 12, 1966 MEETING

On roll call, the following members were present: Vice-Chairman Sheldon, Secretary Ouellette, Bernard, Akerman, Tuttle, Prescott, Chandler.

ITEM 10a: APPLICATION FOR SUBDIVISION OF LAND ON MORIN STREET BY JOHN LINK & FRED LABONTE.

Because the Public Hearing was still fresh in their minds, the Board decided to reconsider this item at this time.

Moved by Tuttle, seconded by Akerman, that preliminary approval be granted, subject to the following conditions in addition to the regular Subdivision Regulations:

- a. That the applicants provide a hydrant within the subdivision and a manhole on the end of the sanitary sewer line.
- b. That the drainage easement be evenly divided between lots 5 and 6 and that the applicants provide a revised drainage easement to the City properly executed. Said original easement being the same as adopted by the City Council on 8-24-66.
- c. That an additional amount of \$1500 (\$1,000 already on file since 1965 in City Clerk's Office from applicants first subdivision) be required as performance guarantee should the applicants desire to complete the public improvements at a later date.
- d. That no building permits be issued until applicants either complete the public improvements or fulfill requirements of performance guarantee.

Unanimously adopted.

The Board took note of the fact that the requirements for storm water sewers in this subdivision were done.

ITEM NO. 9: OLD BUSINESS.

ITEM NO. 9-a: REPORTS FROM PLANNING DIRECTOR.

Pine View Drive Subdivision:

Mr. Chandler reported that the City Council has accepted a deed for the whole street and that the Public Works Department is in the process of bringing it up to City standards, in effect at the time of the adoption of this subdivision.

Great Bay Study:

Mr. Chandler reported that a steering committee had been appointed by the Mayor and that Mr. DuBois is Chairman of the Steering Committee. Also that an additional memo on the study will be issued in the near future.

ITEM NO. 9-b: PROPOSED EXPANSION OF INDUSTRIAL ZONING.

Motion by Akerman, seconded by Guellette to recommend to the City Council that Ordinance 9-66 as revised and presented at a public hearing on 8-31-66 (now known as Ordinance 14-66) be adopted. Unanimously adopted.

ITEM NO. 9-c: OTHER OLD BUSINESS.

Conservation Commission:

Moved by Tuttle, seconded by Bernard, to hold a public meeting on this Item, date of which to be chosen by the Planning Director, who will also publicize meeting. Unanimously adopted.

Analysis of B-3 Zoning:

Mr. Chandler reported that the data on this item had been summarized but not checked and analyzed. The Board agreed to hold this item in abeyance until the Industrial Zoning Change was settled.

ITEM 10: NEW BUSINESS.

ITEM 10-a: Disposed of above.

ITEM 10-b: REVIEW OF ANNUAL REPORT FOR 1965.

Mr. Chandler explained that this review had been abstracted from the minutes of the Dover Planning Board for 1965, and that it represented the highlights of the work for the year. He asked permission to use this review as the basis of the Annual Report prior to submitting same to the City Clerk for publication and the Board granted permission.

ITEM 10-c: OTHER NEW BUSINESS.

Planning Board Budget for 1967.

The Planning Director was instructed to prepare a draft of this item for consideration by the Board at its October Meeting.

There being no further new business, the Board adjourned at 8:30 p.m.

Respectfully submitted,

Raymond H. Guellette, Secretary

DOVER TRANSPORTATION STUDY

The Board informally discussed this item after adjournment and then instructed the Planning Director to have excerpts of the report distributed to those invited to the preliminary hearing earlier this evening and to invite same to the Board's Meeting on October 3, 1966.

WRC