

*Minutes approved
as written.
11-7-66*

*approved as
written*

DOVER PLANNING BOARD

MINUTES OF MEETING

HELD: Monday, Oct. 3, 1966
7:30 p.m.
Board Office

The Planning Board Meeting was held on Monday, October 3, 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 Sheldon, Secretary Ouellette, Members Akerman, Bernard, Chick, DuBois, Tuttle, Prescott.

Also in attendance were W. R. Chandler, Planning Director and Public Works Director Harry N. Griffin.

ITEM NO. 2: ACCEPTANCE OF MINUTES OF MEETING OF SEPTEMBER 12, 1966.

On motion by Ouellette, seconded by Chick, the minutes of the meeting on 9/12/66 and public hearing on 9/19/66 were accepted as written. Motion adopted unanimously.

ITEM 4-a: COMMUNICATION FROM LINK & LABONTE REGARDING MORIN STREET SUBDIVISION.

It was decided by the Board that since Mr. Link and Mr. LaBonte were present that Item 4-a should be considered next. Mr. Tuttle stated that he felt that the Subdividers should adhere to the Subdivision Regulations which state that the Subdivider is responsible for the installation of sewer and water systems. Mr. Chandler read aloud the section of the Regulations referring to same.

Mr. Prescott stated that the cost would possibly be \$400 to install the hydrant.

Mr. Chick noted that Link & LaBonte have never given the City a legal easement to go on the land for drainage after agreeing to do so under preliminary approval of their first subdivision application in 1965.

The Chair ruled that in respect to the installation of a hydrant, the Board was completely without jurisdiction. Mr. Sheldon asked the Board if it saw any reason to reduce any amount of the bond. The Board did not.

Motion by Chick, seconded by Tuttle, that the Communication be accepted and that the petitioners be notified that they must live up to the conditions established by the Board. Unanimously adopted.

This meeting was then adjourned until later in the evening in order that the Board could attend a Transportation Study Meeting in the Council Chambers at 8:00 p.m.

The Planning Director distributed a draft of a letter proposed to be sent to the State as the City's reply to the preview of the Transportation Study. Certain additions and corrections were noted and incorporated in the final letter.

The Planning Board resumed its meeting at 9:30 p.m. following the Transportation Study Meeting.

ITEM NO. 3: PETITION FOR REZONING ON SIXTH STREET.

On motion by Prescott, seconded by DuBois it was moved to accept the Communication from Mr. Chandler and take it under advisement. Motion adopted unanimously.

ITEM NO. 4-b: REPORTS FROM PLANNING DIRECTOR.

Regarding preliminary approval of Dover's application for 701 funds, the Planning Director reported that the meeting scheduled for September 26 in New York was postponed to an undetermined date in the future.

ITEM NO. 4-c: OTHER OLD BUSINESS.

The Vice-Chairman expressed the hope that by the next meeting the Board would receive from the Planning Director something on the B-3 zoning. Mr. Sheldon stated that Mr. Hoginski's search for land zoned for B-3 is no longer urgent - that he had purchased land on the Dover Point Road which is suitably zoned for his purposes.

ITEM NO. 5: NEW BUSINESS.

a. MEMORANDUM FROM PLANNING DIRECTOR RE: REGULATION OF SUBDIVISION OF LAND FOR NON-RESIDENTIAL USES.

Mr. DuBois stated that the Board should have some type of regulations before receiving the power to regulate. Mr. DuBois stated that he would recommend that the Board amend the Zoning Ordinance to include certain regulations that the Board has agreed upon but stated that he couldn't see asking for power to do this when there is no power to go along. He stated that the Board should have a guideline first.

Mr. Chandler was then asked to inquire of other cities in the area to obtain whatever information is available concerning other cities having such regulations. Mr. DuBois repeated his feeling that the City should have the regulations before they have the power. Mr. Chandler stated that supposing the Board makes a study and the Council decides not to give us the power. We must have a public hearing, and he continued, it's much easier to change Subdivision Regulations than the Zoning Ordinance.

Motion by Bernard, seconded by Prescott, that Mr. Chandler proceed with instructions to prepare an amendment to the present enabling ordinance of the Planning Board for submission to the City Council, with recommendation for adoption. Seven members voted in favor of the motion. Mr. DuBois was in opposition.

Mr. Ouellette stated that he would like to see a study to see what other communities have.

ITEM NO. 5-b: MEMORANDUM FROM PLANNING DIRECTOR RE AMENDMENTS TO ZONING ORDINANCE REGULATING DEVELOPMENT OF INDUSTRIAL LAND.

It was decided to hold and place on file for further discussion.

OTHER NEW BUSINESS:

Mr. Chandler reported to the Board that he was still working on the 1967 Budget and stated that the final figure would depend on whether the Contract with Metcalf & Eddy is approved or not. He stated that it looked like roughly \$7,000 will be left over for this year.

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

Respectfully submitted,

Raymond R. Ouellette
Secretary

RRO:c