

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, May 18, 1971
7:30 p.m.
Municipal Courtroom
Municipal Building
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following were present: Chairman R. Normand Alie, Vice-Chairman Raymond A. Bourque and Secretary Frank O. Estes.

Also attending were: Mr. William Rizzo and Mr. Richard Ball of Metcalf & Eddy, Mr. Michael Krajnak, Dover Economic Director and Mr. Franklin Torr.

ITEM NO. 2: MEETING WITH MR. BALL AND MR. RIZZO OF METCALF & EDDY:

Mr. Rizzo stated that this meeting would basically be a work session with the Board concerning Phase II of the Comprehensive Plan. Mr. Ball explained the importance of open space requirements for the City.

Mr. Bourque questioned the Dover Point area. He expressed concern with taking so much land for "non-use". Mr. Ball stated that it wouldn't be zoned for "non-use".

Mr. Ball continued that his plan was to hold the line on municipal services until the land was developed.

Mr. Alie asked if urban renewal goes through and the tannery moves, would it effect sewer problems in the area. Mr. Ball said that the lines are the problem and not the treatment plant. Mr. Ball continued that too many septic tanks are really bad planning.

Mr. Alie stated that he didn't feel Dover Point was a good area for industry or a commercial use. He maintained that the report didn't seem to provide for too much growth in the northern part of the City.

A lengthy discussion then ensued with respect to open space designated on the proposed zoning map.

Mr. Alie asked where mobilehome parks would be allowed under the proposed zoning. Mr. Rizzo answered they would be allowed in R-20 and R-8 zones, keeping them in the areas Metcalf & Eddy thought would be sewered. He said that in R-8 zones they would be allowed as a special exception.

Mr. Krajnak said that if one brings utilities anywhere it will develop quickly. He continued that when the time comes that the connector road can be built utilities can be brought out.

The hoppers area was then discussed at length.

Mr. Ball said that timing on overall development is very important.

Mr. Franklin Torr asked if a private party could develop a mobilehome park in a non sewerred area under the proposed regulations. Mr. Ball replied that according to the proposed ordinance he could not without seeking a rezoning petition.

Upon question by the Board, Mr. Ball stated that the most important thing to do right now was to try and maintain a viable center with access and with people then develop the outlying area.

Mr. Ball stated that he considered neighborhood business to be small commercial retail facilities.

Mr. Estes asked where Metcalf & Eddy would recommend zoning for used car dealerships. Mr. Krajnak stated that he would like to encourage planned automobile agency space for development.

Mr. Krajnak noted that if followed through this new zoning would be in effect for a period of 20 years. Mr. Rizzo replied maybe even less -- maybe five years.

Mr. Krajnak asked if it should all be zoned at one time. Mr. Ball stated that his advice to the Planning Board would be to take what he has recommended and implement as much as the Board could. He continued that if 95% is accomplished this would be very good.

Mr. Estes asked if anything could be done to preserve certain land as forest. Mr. Rizzo replied that the City could reserve specific land on Assessor's maps, and this would serve notice to developers that the City intends to preserve that land in the future. He added that he would recommend that such a step be taken immediately. Mr. Blake said that in such cases the City must make some compensation the owner of the property.

Mr. Ball stated upon question that package treatment plants would be allowed for certain types of development. Mr. Blake noted that the Water Pollution Commission has some criteria regarding these and added that they are not overly happy to see package treatment plants and advised the Board to check with this Commission.

Mr. Rizzo stated that he had dropped the office zone and put in higher density zones.

Mr. Krajnak asked what would be classified as an office in light industrial areas. He was told that an insurance company with 300 girls or a computer service would both be considered office.

Mr. Ball again recommended that the Board hold the line on sewerage until the City gets rid of other problems.

Mr. Ball stated that one reason for cluster zoning is that if development does go in these zones there should be bigger lots.

Mr. Ball then passed on to the Board copies of the proposed zoning ordinance and map.

Mr. Blake from the State Planning Office then spoke. He told the Board that HUD had cut off funds for local planning in New Hampshire. He stated that he was very much in disagreement with this and had submitted a letter stating so. He noted that as a result the City would not be getting any local planning money for this coming year. He stated this would effect PHase III of the Comprehensive Plan which would have been school planning, recreational review, etc.

The Meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Frank O. Estes
Clerk