

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Monday, June 14, 1971
7:30 p.m.
Municipal Courtroom
Municipal Building
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following were present:
Mr. John H. Sowerby, Acting Chairman, Mr. Wallace I. Akerman,
Mr. Donald E. Chick, Mr. Armand J. Dimambro, Mrs. Lois
Schofield.

Also attending were: Mr. Bill Rizzo and Mr. Dick Ball
of Metcalf & Eddy, Mr. Ernest Hatch, Building Inspector,
Mr. Bill McCann, Jr., Mr. Gregory Koutrelakos, Mr. Franklin
Torr.

ITEM NO. 2: MEETING WITH METCALF & EDDY, CONSULTANTS TO THE
BOARD:

Mr. Sowerby welcomed Mr. Ball and Mr. Rizzo and
turned the meeting over to them.

Mr. Ball displayed the proposed zoning map to the
Board and said that the normal procedure is that the Planning
Board has to have several sessions going over this rezoning
and deciding what they want to take to the City Council to
propose for rezoning.

Mr. Rizzo showed the changes in the map. He pointed
out that the office zone has been dropped and that these
uses would now be allowed in high density areas. He continued
that the commercial zones have been expanded in that B-3 has
been expanded into two zones (highway business and general
business). Mr. Rizzo read the table of use regulations in
the proposed regulations.

Mr. Rizzo pointed out that changes had been made
in boundary lines to accommodate Garrison Plaza and also
a slight boundary change to accommodate houses on Morin Street
and the traffic circle.

Mr. Rizzo continued through the other changes in the
map which Metcalf & Eddy are proposing.

Mr. Ball said that one major change is the office
zone on Central Avenue which has been changed. He stated
that offices will be allowed by special exception.

Mr. Ball was asked if this zoning was contingent
upon the urban renewal project. He replied that it was not,
but it was the appropriate reuse of the area. He replied,

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however, the City couldn't do it.

Mr. Dimambro stated that he would rather see office space along Central Avenue than the proposed apartment use.

It was noted that mobilehomes are allowed in R-20 and R-28 zones.

Mr. Franklin Torr stated that he has a mobilehome park proposed in an R-40 zone and the only thing lacking is sewerage. Mr. Ball stated that under the proposed ordinance an exception for such can be made as cluster zoning subdivisions.

Mr. Ball stated that the City should concentrate on solving sewerage problems in the central area before attempting to put in new systems. He continued that the Planning Board must do a lot of work on the proposals before submitting them to City Council.

Moved by Chick, seconded by Schofield, that Mr. Blake of the State Planning Office be contacted and requested for an extension to June 28 for the next Planning Board Meeting in order to act on the final proposal on the zoning circulation and future land use plans. Unanimously adopted.

ITEM NO. 3: VOTE ON PETITION FOR REZONING BY ANGELA & ANGELO MARCIANO - Rte 16 and Rte. 16B:

Moved by Dimambro, seconded by Chick, that the lot lines be changed to conform with his property line. Unanimously adopted.

Moved by Chick, seconded by Schofield, to amend the motion to read "subject to approval of the City Attorney in that this would not be spot zoning. Unanimously adopted.

ITEM NO. 4: OLD BUSINESS:

It was agreed to discuss the Initial Housing Element Study at the next meeting on June 28.

ITEM NO. 5: ADJOURNMENT:

Moved by Dimambro, seconded by Schofield to adjourn. Unanimously adopted.

Respectfully submitted,

Frank O. Estes
Clerk