

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Monday, Aug. 16, 1971  
7:30 p.m.  
Council Chambers  
Municipal Building  
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following were present: Chairman R. Normand Alie, Secretary Frank O. Estes, Mrs. Lois Schofield, Armand J. Dimambro, Hugh C. Tuttle.

Also attending were: Mr. William Malcolm and Assistant from Environmental Services Group, Inc., Mr. William H. McCann, Jr., Assistant Director of Urban Renewal, Mr. Dick Lutsk of WTSN, Mr. Tony Hartnett of Foster's, Mr. Gilbert Campbell, Mr. McLeod.

ITEM NO. 2: MEETING WITH MR. WILLIAM F. MALCOLM OF ENVIRONMENTAL GROUP, INC.:

Mr. Malcolm stated that the Federal Government asked the Group to write the Initial Housing Element. The State asked them to re-write the original and submit it in text form which would be easy for the lay-man to read, so they did such and reorganized the original draft for study.

Mr. Malcolm continued that the purpose of the report was to find out why there is a housing shortage in Dover and the magnitude of the shortage.

The State felt this report would be meaningful to local communities as well as informational to HUD. Mr. Malcolm noted that it was acceptable in the eyes of the Federal Government. He stated that before the report goes to press they wanted to incorporate things the Board wants to add. Mr. Malcolm added that 50 copies would be printed - 15 for the State and the rest for the Planning Board.

Mrs. Schofield questioned the cost to the City. Mr. Malcolm replied a little over \$200. He continued that the report is twice as long as most of the other communities.

Mrs. Schofield then asked where most of the information came from. Mr. Malcolm replied that it was taken from the Census and surveys of buying power.

The Board then went through the entire report with Mr. Malcolm stopping at various points of question.

ITEM NO. 3: RECEIPT OF PROPOSAL, FOR PHASE II OF THE COMPREHENSIVE PLAN FROM METCALF & EDDY, INC.:

Moved by Alie, seconded by Mrs. Schofield, to accept the proposal and discuss at the next regular meeting of the Board. Unanimously adopted.

ITEM NO. 4: DISCUSSION OF TUTTLE SUBDIVISION -- Communication from Public Works Department re: the amount of the proposed bond:

The Board was informed that Mr. Griffin requested that a minimum of \$5,000 bond be set on this property.

A vote on the proposed subdivision was decided to be delayed until the next meeting on Wednesday, Aug. 18.

ITEM NO. 5: LIMITED SUBDIVISION OF ANGELO MARCIANO (Route 16-B), Assessor's Map 40:

Moved by Estes, seconded by Dimambro, to set the date of September 13 for the public hearing on this subdivision. Unanimously adopted.

ITEM NO. 6: LIMITED SUBDIVISION OF GILBERT G. CAMPBELL (Route 16):

Moved by Dimambro, seconded by Tuttle, to forward this plan to the City Attorney to obtain his opinion as to whether this is a limited or full subdivision, send to the Public Works Department regarding street entrances and exits and to the Police Department regarding safety measures. Unanimously adopted.

The Board then set the date for public hearing on this subdivision on September 13.

ITEM NO. 7: NEW BUSINESS:

a. Purchase of screens for the Planning Board Office:

The Board was then informed that the Office needed four new screens. An estimate of \$120 for the four screens had been obtained. The Board requested that another estimate be sought.

b. Urban Renewal - discussion and approval relative to overall plan:

Mr. McCann, Jr., Director of Urban Renewal was present, who told the Board he simply wanted their approval of the plan as it relates to the overall comprehensive plan of the City. The Board decided to vote on this at the next meeting on August 18.

c. Communication from State Water Supply and Pollution Control Commission:

The Board then accepted the communication with the request from the City Clerk that it be investigated by the Board.

The Meeting was then recessed until Wednesday Morning at 8:00 a.m. in the Planning Board Office. The following were present: Messrs. Dimambro, Chick, Bourque, Estes, Tuttle and Mrs. Schofield. Mr. Tuttle was designated as Chairman.

ITEM NO. 1: RESOLUTION FROM URBAN RENEWAL OFFICE:

The following resolution was then received by the Board for the Chairman's signature:

"WHEREAS the Dover Planning Board is the duly designated and acting official planning body for the locality and,

WHEREAS the Redevelopment Plan for the Downtown Urban Renewal Project conforms to the general plan for the locality:

NOW, THEREFORE, BE IT RESOLVED that the Dover Planning Board certifies to the Dover City Council that the Redevelopment Plan conforms to the general plan of the locality as a whole".

Mr. McCann stated that the Planning Board must certify that the urban renewal plan is in conformity with the general long-range plan of the City. The Board noted that since the same consulting firm was doing both studies they should conform.

ITEM NO. 2: REPORT FROM RECRUITMENT COMMITTEE - SELECTION OF A DIRECTOR:

Moved by Tuttle, seconded by Estes, to engage the services of Christopher F. Sheridan as Planning Director at an annual salary of \$12,500 and moving expenses up to one-half or \$400, whichever is less and recommend that the City Council approve these arrangements. Unanimously adopted.

ITEM NO. 3: ZONING AMENDMENT REGARDING APARTMENT HOUSE LOT SIZES:

Mr. Dimambro stated that in new construction in R-2B, 2,000 sq. ft. is needed but in other areas any amount could be built - no sq. ft. is set. The City Attorney, upon request by the Planning Board, submitted a proposed ordinance regarding this to the Board.

Moved by Chick, seconded by Dimambro, that the Planning Board recommend the proposed ordinance change to the City Council subject to the approval of the City Attorney that a public hearing is not necessary first. Unanimously adopted.

ITEM NO. 4: DISCUSSION ON THE SWEENEY TRACT:

Mr. Tuttle said that he would like to suggest that the Board contact the Soil Conservation Services inasmuch as this is a large subdivision with very serious drainage problems.

*Correct Dim/Schofield*

Dover Planning Board  
Minutes of Meeting

-4- Aug. 16 -- Aug. 18

Mr. Tuttle said he will make some contacts and try to get the Soil Conservation Service to attend the September Meeting of the Board.

Moved by Tuttle, seconded by Schofield, that the Sweeney Tract Subdivision application be rejected because of serious drainage problems. The Board rejected the subdivision until such time as there is a much greater detailed plan on the pollution and drainage problems. Unanimously adopted.

Mr. Estes then took over the Chair as the next item on the agenda was the Tuttle Subdivision.

ITEM NO. 5: VOTE ON TUTTLE SUBDIVISION (Quaker Wood):

Moved by Dimambro, seconded by Estes, to grant preliminary and final approval subject to the posting of a bond in the amount of \$5,000 as estimated by the Public Works Department and the waiving of the requirement of the concrete curbs so that the developer may install asphalt and subject to the installation of the pavement and all facilities in accordance with the Public Works Department. Unanimously adopted. Mr. Tuttle abstained from voting.

ITEM NO. 6: SCREENS FOR PLANNING BOARD OFFICE:

Moved by Tuttle, seconded by Dimambro, that the Office purchase screens at an acceptable price to be decided upon between the City Manager and the Planning Board Office. Unanimously adopted.

Respectfully submitted,

Frank O. Estes  
Clerk

FOE:c