

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Monday, Feb. 2, 1970
7:30 p.m.
Municipal Courtroom
Municipal Building
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following were present: Chairman Albert O. Bernard, Vice-Chairman R. Normand Alie, Secretary Raymond A. Bourque, Wallace I. Akerman, Donald E. Chick, Frank O. Estes, John H. Sowerby.

Also attending were Planning Director James F. Harrow, Mr. Grant L. Davis, Mr. Donald Bryant, Mr. Arthur Davis, Mr. Patrick Cragin, Mr. Lester Bates, Mr. Jon Breen of Foster's.

ITEM NO. 2: PUBLIC HEARING - LIMITED SUBDIVISION AMENDMENT:

Mr. Grant L. Davis spoke concerning the proposed amendment. There being no further comments from the public or the Board, the Chairman closed the Public Hearing.

ITEM NO. 3: APPROVAL OF MINUTES OF MEETING OF JAN. 5, 1970:

Mr. Harrow asked that Page 4, No. 3 be amended to add the phrase "...upon request by the City".

Moved by Alie, seconded by Akerman, that the minutes be approved as amended. Unanimously approved.

ITEM NO. 4: COMMUNICATIONS:

Moved by Chick, seconded by Bourque, to accept and place on file a copy of a letter from V. Michael Blake, Assistant State Planning Director, to Richard Ball of Metcalf & Eddy, in regards to approval of and permission to print Phase I of the Comprehensive Plan. The Board so voted unanimously.

Moved by Chick, seconded by Alie, to accept, answer and place on file a letter from Mary Louise Hancock, State Planning Director, in regards to a questionnaire for use in submission by the State for "701" funds. The Board so voted unanimously.

ITEM NO. 5: OLD BUSINESS:

- a) Approval of text as amended and permission to print Phase I - Comprehensive Plan:

Moved by Alie, seconded by Akerman, to approve the text as amended and grant permission to Metcalf & Eddy to print Phase I of the Comprehensive Plan. Unanimously adopted.

b) Other Old Business:

Mr. Harrow stated that Mr. Lester Bates had submitted additional plans for the subdivision of Lot L-111 which met the requirements of the Board in regard to a 25 foot easement along the east property line of Lot L-111 to give access between the proposed Lot #2 and Dover Point Road right-of-way, and that the State Water Supply and Pollution Control Commission had given approval of this subdivision of land.

Mr. Harrow read a letter from Mr. Bates explaining that the approval was requested for Lot #2 only, that there was no intent at this time to construct any streets shown on the plan and that a restrictive clause would be attached to the easement which would require the easement to turn back to the original owner (Mr. Bates) when the indicated roadway is constructed.

Mr. Harrow recommended that this plan be approved.

Moved by Chick, seconded by Estes, to approve this subdivision of land. Unanimously adopted.

ITEM NO. 6: NEW BUSINESS:

- a) Case 1-70 -- Receipt of application by Mrs. Marjorie Nealley for the rezoning of Assessor's Lot 14-14 from I-1 to R-2B, Rutland Street and Cataract Avenue:

Mr. Donald Bryant, Attorney for Mrs. Marjorie Nealley, explained the nature of the application. General discussion of the application followed.

Moved by Chick, seconded by Akerman, to refer the matter to public hearing on March 2, 1970, 7:30 p.m. in the Municipal Courtroom. Unanimously adopted.

- b) Case 2-70-S -- Receipt of re-application for subdivision, Charles I. White, Colonial Park, Phase II, Route 16B, Old Rochester Road:

Mr. Grant Davis appeared in behalf of Mr. White. The Board discussed the application and debated the need for another public hearing.

Mr. Harrow read a memo in reference to the previous application dated 4-11-68 from Harry N. Griffin, Public Works Director.

Moved by Sowerby, seconded by Estes, to waive the requirement for an additional public hearing and voted to grant preliminary approval to Colonial Park, Phase II. Unanimously adopted.

- c) Case 3-70-S -- Receipt of application for subdivision by Arthur Davis, in behalf of New Hampshire Builders, Olde Madbury Lane, Phase II, Knox Marsh Road:

Mr. Harrow discussed the application by Mr. Davis. A general discussion followed in reference to private vs. public streets.

Moved by Chick, seconded by Akerman, that the Board refer the matter to public hearing on Feb. 16 at 7:30 p.m. and that the City Solicitor be requested to render an advisory opinion in regards to street pavement width requirements by the date of the hearing and the areas which the Board can waive requirements. Unanimously adopted.

- d) Lothrop Report Recommendations:

Mr. Harrow made the following recommendations on points 1-6 in a letter of confirmation by the Housing Needs Committee dated 12-23/69 (copy of letter attached).

1. Mr. Harrow agreed and stated that the proposed P.U.D. Ordinance would cover this area.
2. Mr. Harrow felt this should be investigated but had no recommendations at present.
3. Mr. Harrow agreed and stated there is nothing which precludes the location of modular homes in Dover with the exception of steel homes which would have to have specifications submitted for translation to specifications on construction in the National Building Code.
4. Mr. Harrow agreed but felt there is no need for changing the existing mobilehome park ordinance. He spoke of three developers with whom he is in contact in regards to mobilehome park development in Dover. Mr. Harrow spoke of the need for the City Council, if it adopts these recommendations, to make known to the Zoning Board of Adjustment the will of the City Government.
5. Mr. Harrow agreed.
6. Mr. Harrow stated that he could agree that in specific instances, the City Council could enter into a shared cost agreement with developers of low cost housing for utility extension but he cautioned against speculative extension of water and sewer beyond the limits of existing moderate density development.

- e) Planned Unit Development:

Moved by Chick, seconded by Akerman, to recommend the Planned Unit Development Ordinance for Council approval.

At the request of Mr. Harrow, this action was deferred. Mr. Grant Davis entered the discussion and gave his views on the needs of the developers in the City.

The Board agreed to have Mr. Harrow investigate applications of P.U.D. to single family residences and to revise the Ordinance accordingly.

f) Other New Business:

Mr. Harrow asked that the Board support his proposed budget.

Mr. Chick asked that Mr. Harrow bring budget materials for discussion by the Board after the public hearing, Feb. 16, in informal session.

ITEM NO. 7: ADJOURNMENT:

Moved by Akerman, seconded by Alie, to adjourn.
Unanimously adopted.

The Board adjourned at 10:32 p.m.

Respectfully submitted,

Raymond A. Bourque
Clerk

RAB:c