

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, Oct. 6, 1970
7:30 p.m.
Council Chambers
Municipal Building
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

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

Also attending were Mr. Michael Krajnak, Economic
Director, Mr. Richard L. Ball, Metcalf & Eddy, Inc. Mr.
Rizzo of Metcalf & Eddy, Mr. Franklin Torr, Mr. Michael
Blake, State Planning Office, Mr. William Malcolm,
Environmental Services, Inc.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETING HELD ON SEPT. 8/70:

Moved by Bourque, seconded by Estes, to approve as
written. Unanimously adopted.

ITEM NO. 3: APPROVAL OF MINUTES OF MEETING HELD ON SEPT. 16/70:

Moved by Bourque, seconded by Estes, to approve as
written. Unanimously adopted.

ITEM NO. 4: MEETING WITH MR. RICHARD BALL OF METCALF & EDDY:

Mr. Ball was present to discuss industrial zoning
areas in the City.

Mr. Chick stated that he had told Mr. Ball that the
Council had granted the Planning Board a 90 day extension with
respect to the Central Avenue rezoning and that the Planning
Board must now set up a public hearing. He asked Mr. Ball if
this was an area at which the Board could get his Firm to give
an analysis. Mr. Ball replied that he felt that maybe this
whole matter should wait for the overall zoning study.

Mr. Ball then gave a verbal report on industrial
zoning.

Mr. Ball stated that the Board had asked him to
look over three tracts of land, two of which are in present
industrial areas. He stated that one is zoned I-1, between
Tolend Road and Littleworth Road; one in the Knox Marsh Road
area and the third along the Turnpike in the northern part
of the City where the interchange is located.

He stated that there are three steps to be undertaken. The first was long and short range planning, the second, proposed locations for land to meet these demands and the third was that once these locations have been established, the Board must establish boundaries.

He stated that the first two have been identified in the first phase of the Comprehensive Plan. He estimated that over the next 20 years, 200 to 300 acres of industrial land is needed. This would be reasonable to plan for. He continued that the overall plan design means that the Board work in the framework of growth. He stated that in the Comprehensive Plan, his Firm identified various areas where immediate demand for industrial land is concerned, it is very reasonable to speak with Mr. Krajnak, Economic Director, who has daily contact with people looking for industrial land. He stated that at his meetings with Mr. Krajnak he learned that there are many requests for land with certain qualifications attached to it. The demand is there, he stated.

Under the Subdivision Regulations, Mr. Ball stated that he feels there should be a distinction made between residential subdivisions and non-residential subdivisions, and that this should be reflected in the Subdivision Regulations.

With respect to the Zoning Ordinance, he felt that the general wording that says light industry states "shall not have any adverse effects -- noise, pollution, odor, etc. He continued that he felt this was very general wording which leaves a lot to the judgment of the zoning administrator.

Mr. Ball noted that there should be definite standards in the Zoning Ordinance which will be recommended by Metcalf and Eddy as part of their rezoning under the Comprehensive Plan. He stated that this should serve somewhat to put to rest some of the questioning minds as to what can and what cannot be developed in an industrial park. He also felt that in the Zoning Ordinance there should be requirements for screening and buffer strips, and continued that he would put this in the proposed rezoning. Metcalf & Eddy feels that Dover should have some encouragement for planned developments for industry. This will be recommended under the Comprehensive Plan. He continued that there should be an industrial site development plan, whether this be done by the State or private developers. He stated that when one can develop total site development plans, then the development becomes a much greater asset.

With respect to the Knox Marsh Road area, he stated that he felt that a majority should remain as residential. However, he continued that he felt it is unclear as to where in Madbury is light industrial and that Dover should consider Madbury's zoning.

A discussion of the sewer and water lines in the area then ensued. Mr. Ball stated that there is a great potential for expanding industrial land in this area. He stated that he recommends a 300 foot setback from Tolend Road at a point 700 feet from the Turnpike.

Mr. Chick asked Mr. Ball if he was going to study the sewer and water more and tell Dover how much of a liability this would be in rezoning for industry or if he was going to recommend that the zoning be changed with precautions to property owners.

Mr. Ball stated that he felt this area should be rezoned. He stated that he felt the sewer was all right but that he would find out. He continued that the water is all right. With respect to access, he stated that this may be a problem. He stated that Metcalf & Eddy were doing a circulation program in the Comprehensive Plan which ties in all this.

Mr. Estes questioned the 700 feet going down Tolend Road. Mr. Ball stated that there was some physical reason for this.

Mr. Alie asked if a planning director could handle a total site development plan or should a consultant do it. Mr. Ball stated that it depends - that it could be put together by a good landscape architect with the aid of the City Engineer.

Upon question by Mr. Bourque, it was noted that the area being discussed was roughly 85 acres new land - the upper portion already being zoned for industry.

Mr. Krajnak, Economic Director, stated that this would add up to approximately 100 new acres.

Mr. Ball stated that when Metcalf & Eddy rezone under the comprehensive plan, they will be very specific. He stated that they will write on the map where the lines go. He continued that he will give the Board a letter of recommendations on this. He continued that he would then give details as to what he expected to happen on that piece of land.

Mr. Ball repeated that he felt it was a desirable step to have a site development plan.

Mr. Krajnak stated that if this land were zoned for industrial use, he was sure that the State would be interested in purchasing a portion.

Mr. Ball stated that a written report would be forthcoming within the near future.

Mr. William Malcolm of Environmental Consulting Group, Inc., then spoke with the Board.

He stated that his Firm has been contracted by the State to do the Initial Housing Element for the City. He continued that this is a required element by the Federal Government for any future Federal assistance in planning. He continued that it would consist of five parts; a statement of problems, obstacles, past and future problems and activities and objectives. He continued that as far as the Comprehensive Plan is concerned, they were in Phase II. He stated that he intended to contact public agencies to help him.

The Board discussed low rent housing with Mr. Malcolm. It was noted that Dover hasn't applied for low rent housing except for the elderly.

Mr. Chick noted the problems with lack of sewerage systems on available land.

Mr. Alie asked if this report would give the Board any recommendations as far as locating mobilehome parks. Mr. Malcolm answered no.

Mr. Chick asked Mr. Malcolm if he could give some sort of answers as far as housing is concerned. Mr. Malcolm stated that he would have a report ready by the first of the year and a final copy probably in April or May.

ITEM NO. 5: COMMUNICATION FROM CITY CLERK REGARDING COUNCIL'S APPROVAL FOR A 90 DAY EXTENSION PERIOD IN WHICH TO STUDY THE CENTRAL AVENUE REZONING:

The Chairman read the letter of approval to the Board.

The Board then set the date of Tuesday, October 27, 1970, at 7:30 p.m. for a public hearing on Central Avenue rezoning.

Mr. Gregorios Koutrelakos stated that he felt the Board should state at such public hearings the names of the people who propose such rezoning requests and state who approves it.

ITEM NO. 6: REPORT OF SUBCOMMITTEE ON THE RECRUITMENT OF A PLANNING DIRECTOR:

Mr. Bourque stated that they were progressing well and that a report would be made soon to the Board.

ITEM NO. 7: LIMITED SUBDIVISION OF HENRY I. TINKER:

Moved by Bourque, seconded by Chick, that insofar as the subdivision met all requirements of the Subdivision Regulations and Zoning Ordinance, that they be approved. Unanimously adopted.

ITEM NO. 8: LIMITED SUBDIVISION OF GREGORIOS KOUTRELAKOS:

Moved by Bourque, seconded by Chick, that insofar as the subdivision met all requirements of the Subdivision Regulations and the Zoning Ordinance, that it be approved. Unanimously adopted.

ITEM NO. 9: LIMITED SUBDIVISION OF PETER THEODORE:

Moved by Bourque, seconded by Chick, that insofar as the subdivision met all requirements of the Subdivision Regulations and the Zoning Ordinance, that it be approved. Unanimously adopted.

ITEM NO. 10: LIMITED SUBDIVISION OF LOTS A & B (GARRISON PLAZA):

Moved by Bourque, seconded by Chick, that insofar as the subdivision met all requirements of the Subdivision Regulations and the Zoning Ordinance, that it be approved. Unanimously adopted.

ITEM NO. 11: COMMUNICATION FROM MR. FRANKLIN TORR REGARDING PROPOSED MOBILEHOME PARK:

Mr. Torr was present to speak with the Board. He stated that he wrote to the Council in March and it was referred to the Committee of the Whole and to the New Hampshire Water Supply and Pollution Control Commission.

Mr. Torr displayed a map showing where the property is located on Dover Point Road. He stated that he is proposing 144 units. He stated that the nearest point to a housing area would be 500 feet. He continued that this area is commercial. Mr. Torr stated that he would put in the sewage system if the State would take it over. He continued that the minimum lot size would be 75 X 105, which would vary slightly. The largest would be 140 X 75, and they would meet all requirements of City and State. He stated that they would not allow off-street parking and that all utilities would be underground. He continued that he would plow snow and pick up rubbish and that they were even contemplating the idea of cable television.

Mr. Chick questioned Mr. Torr with respect to school children allowed in the park. Mr. Torr said that in his present park there are 81 units and 15 school children. Mr. Chick asked how many out of the 81 are exempt. Mr. Torr answered 6. He continued that they restrict children now. Mr. Torr noted that the sewer problem in the area is his prime concern at the present time.

Mr. Sowerby noted the advantage of mobilehomes in that if the land were needed for another use, they could readily be moved to another location.

Mr. Torr stated that the average mobilehome will last a very long time if properly maintained.

Moved by Chick, seconded by Estes, that the proposal be referred to the City Attorney, Building Inspector and City Engineer Sowerby in order that they may get together and report back.

ITEM NO. 12: OLD BUSINESS:

The Board then entered into a lengthy discussion concerning sewage systems on the Dover Point Road and Durham Road.

Concerning the Jensen petition and the Torr proposal, it was thought that maybe the Planning Board and Council could have a joint meeting to discuss such.

Moved by Bourque, seconded by Estes, to arrange for a joint meeting with the Council immediately following the next Council Meeting. Unanimously adopted.

The Board then agreed to hold a public hearing on the Central Avenue Rezoning on Tuesday, October 27, 1970 in the Council Chambers at City Hall.

ITEM NO. 13: LETTER FROM GREEN ENGINEERING CONCERNING THE SEWAGE SITUATION ON DURHAM ROAD:

The Board received such letter stating that when a complex (such as Yurgal development) is placed in a lower density zone, in effect, the future design population is being approached at a faster rate. With the installation of this complex, the expected future flow from the area will not be exceeded. The letter continued that hydraulically, the pump station and treatment plant can handle the flow upon the removal of the drainage from the system, however, an additional analysis should be made of the pipeline on Durham Road itself.

ITEM NO. 14: ADJOURNMENT:

Moved by Bourque, seconded by Estes, to adjourn. Unanimously adopted.

Respectfully submitted,

Raymond A. Bourque
Clerk

RAB:c