

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Monday, November 3, 1969
7:00 p.m.
Municipal Courtroom
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following were present:
Secretary Armand J. Dimambro, Mr. R. Normand Alie, Mr. Donald E. Chick, Mr. Raymond R. Ouellette, Mr. John H. Sowerby, Mr. Hugh C. Tuttle. Also attending were Planning Director James F. Harrow, Mr. Carl Vancelette of WTSN, Mr. Ron Bourgea of Metcalf & Eddy, Mr. Allen Huggins, Mr. Arthur Davis, Mr. Patrick Cragin. Mr. Ouellette was appointed Acting Chairman.

ITEM NO. 2: APPROVAL OF MINUTES OF MEETING OF OCT. 6, 1969:

Moved by Tuttle, seconded by Dimambro, that the minutes be approved as written. Unanimously adopted.

ITEM NO. 3: MONTHLY MEETING WITH METCALF & EDDY:

Mr. Ron Bourgea of Metcalf & Eddy was present to meet with the Board.

ITEM NO. 4: OLD BUSINESS:

a. Existing Land Use Map - Metcalf & Eddy:

Moved by Chick, seconded by Dimambro, that the existing land use map be approved. Unanimously adopted.

Mr. Harrow stated that he had looked the map over and could find no major problems. Mr. Sowerby stated that he had worked along with Mr. Chandler in its preparation and he felt it to be in order.

b. Sewerage Report:

c. Water Report:

Mr. Bourgea stated that he had received a letter from the State Water Pollution Control Commission and they agree with the Report. Mr. Sowerby stated that at the last meeting there were some discrepancies brought up and he wondered if they had been corrected. He was assured that they had been.

Mr. Chick reminded the Board that the Water Board was presently studying this Report. Planning Director Harrow stated that he would contact the Chairman of the Board and find out their feelings on the Report.

d. Industrial Rezoning:

Mr. Harrow pointed out the proposed rezoning on displayed maps. He stated that a public hearing had been set by the City Council for November 13 at 8:00 in the City Hall Auditorium.

e. Townhouse Ordinance:

Planning Director Harrow stated that Mayor Stocklan had contacted him with respect to this ordinance and asked for a recommendation from the Planning Board or changes they wish to make before the Council acts upon it. He stated that he has been asked to review the Ordinance and send it back within a month.

Mr. Allen Huggins of Bay View Road was present. He pointed out several things in the Ordinance with which he did not agree and stated that he thought it was generally lacking insofar as filling the need for low-cost housing in Dover.

Acting Chairman Ouellette suggested that Mr. Huggins meet with Mr. Harrow to discuss the Ordinance in the near future.

ITEM NO. 5: NEW BUSINESS:

a. Neighborhood Analysis Report - Ron Bourgea - M & E:

Mr. Bourgea stated that the purpose of this report was to investigate the extent, nature and general location and costs of blight and potential blight in Dover. He stated that it is aimed at providing or stimulating thought of programs or action which will eliminate existing blight or prevent future blight. Mr. Harrow questioned the origin of the statistics used. Mr. Bourgea agreed to discuss this further at the next meeting.

b. Subdivisions - Correspondence - City Attorney:

Mr. Harrow then read a letter from City Attorney McManus stating that the splitting of one lot into two or more lots constitute a subdivision. Mr. Ouellette was in disagreement with the opinion of the City Attorney. The Board discussed the letter and asked that Mr. McManus be asked to submit a report on the legal requirements involved concerning our regulations relative to State Statutes. The Board also expressed a desire to sit down with Mr. McManus and discuss the matter after receipt of his report.

c. Plumbing Code Enforcement:

Mr. Harrow stated that the Building Inspector had approached him concerning the problem. He stated that the

City has only a part-time Plumbing Inspector and it is very difficult to contact him. Mr. McDonald stated that consequently he was issuing building permits only to find out later that no plumbing permit had been issued. He told Mr. Harrow that the Plumbing Ordinance was just not being complied with at present. Mr. Harrow agreed to meet with the Plumbing Inspector, Building Inspector and City Manager to try to set up a better system.

d. Building Code: Correspondence - City Attorney:

Mr. Harrow stated that right now the City is working with the National Building Code dated 1955. He continued there were amendments to this and these should also be adopted.

Moved by Chick, seconded by Tuttle, that the 1967 National Building Code be recommended to the City Council for adoption and that the Planning Director check with the City Attorney on any legal procedures for adoption. Unanimously adopted.

f. Monthly Staff Report:

1. Dover Economic Commission Breakfast 10/20:

2. Housing - Lothrop Report - Modular Housing:

Planning Director Harrow stated that he had met with the Economic Commission and discussed modular housing. He stated that he and the Commission had agreed that it would be a good idea to work together to see what would have to be done under present ordinances and regulations to allow modular housing in Dover.

3. Workable Program Status - Housing Coordinating Com.:

Mr. Harrow stated that he had had a meeting with Messrs. Chick, McDonald, Sabin and McCann, jr. and Sr. and Messrs. Harden and Bonkoski of HUD. Mr. Harden went through Dover's application and gave them thoughts as to what his emphasis was going to be. Mr. Harrow stated that the group planned to meet again and get final answers together.

4. Article XII - Zoning Ordinance:

Mr. Harrow stated that Mr. Sedgewick, Councilman, had approached him with respect to a better way for applications for rezoning, particularly with respect to notification. Mr. Harrow drew this Article up and stated that he would meet with Mr. Sedgewick on the following week and check into it as to legality to submit to the Council.

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5. Latest Enabling Legislation:

Mr. Harrow passed out to Board Members the latest copies of the State Enabling Legislation.

6. "701" Update Phase II & III priorities:

Mr. Harrow stated that he had spoken with Mr. Blake of DRED and Mr. Blake pointed out that perhaps the priorities as now established are not realistic and in light of the availability of funds they should be changed. Mr. Harrow asked permission to sit down with Mr. Blake and Metcalf & Eddy and discuss what Mr. Blake pointed out to him and see if maybe these things should be re-arranged. The Board stated that they were fully in accord with such.

g. Other Old Business:

1. Alternate to Strafford Regional Planning Commission:

The Planning Director read a letter from Mr. Johnson, Chairman of the Commission, asking that an alternate be appointed for each Community on the Commission.

Moved by Chick, seconded by Dimambro that Hugh C. Tuttle be appointed as alternate. Unanimously adopted.

Mr. Harrow then stated that he attended a meeting of the Strafford Regional Planning Commission a few weeks before and stated that while he thought the Commission was very useful, he felt that right now he was much too busy with Planning Board work in Dover to participate fully. He stated that he felt the Commission should continue with the services of Mr. Chandler. He agreed, however, to attend their meetings.

The Board agreed to invite Chairman Johnson to their next meeting on Dec. 1 to discuss such.

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

Messrs. Ouellette, Dimambro and Sowerby were appointed as a subcommittee to work on the matter of limited subdivisions.

Respectfully submitted,

Armand J. Dimambro
Clerk