

DOVER PLANNING BOARD
MINUTES OF MEETING

Chairman Robert T. Sheldon called the Regular Monthly Meeting of the Dover Planning Board to order at 7:30 p.m. on Monday, June 5, 1967, in the Police Courtroom at City Hall.

On Roll Call the following members were present: Chairman Robert T. Sheldon, Vice-Chairman Raymond R. Ouellette, Albert O. Bernard, Donald E. Chick, Arthur J. DuBois, Hugh C. Tuttle. Also attending were Planning Director William R. Chandler, Mr. Edward Lehoullier of Tamposi, Nash and Lehoullier, Mr. Grant L. Davis, Police Chief Richard M. Flynn.

ITEM NO. 2: ACCEPTANCE OF MINUTES OF REGULAR MEETING OF MAY 1, 1967:

Moved by Ouellette, seconded by Bernard that the Minutes of the Meeting of May 1 be accepted as written. Unanimously approved.

ITEM NO. 3: ACCEPTANCE OF MINUTES OF SPECIAL MEETING ON MAY 15, 1967:

Moved by Tuttle, seconded by Bernard, that the Minutes of the Special Meeting on May 15 be accepted as written. Unanimously approved.

ITEM NO. 4: ACCEPTANCE OF MINUTES OF PUBLIC HEARING HELD ON MAY 22, 1967:

Moved by Tuttle, seconded by Bernard, that the Minutes of the Public Hearing held on May 22, 1967 be approved as written. Unanimously approved.

ITEM NO. 5: COMMUNICATION FROM MR. FIOTO, CHAIRMAN, ZONING BOARD OF ADJUSTMENT, REGARDING OFFICE DISTRICT ON CENTRAL AVENUE AND SIGN REQUIREMENTS:

Mr. DuBois gave background information on the communication, stating that the Zoning Board of Adjustment is desirous of familiarizing the Planning Board with variances. The main purpose of the communication was, he said, to keep the Planning Board aware of variances. He wondered if the Planning Board recognizes the amount of different types of requests which the Zoning Board of Adjustment has to deal with.

Item No. 1: He stated that the zone is not basically used as zoned and that it might be better to have it rezoned to a different use than Office Business.

Item No. 2: Sign Ordinance. He stated that the Sign Ordinance doesn't seem to be practical. He expressed his feeling that there should be a better formula as far as signs are concerned. He informed Board Members of instances where the Sign Ordinance is being violated.

Motion by Tuttle, seconded by Bernard, that the letter be accepted and that the Zoning Board of Adjustment be thanked and advised that the matters have been referred to the Planning Director for investigation and report back to the Board. Unanimously approved.

ITEM NO. 6: REFERRAL BY CITY COUNCIL OF RESOLUTION NO. 33-67 (ROW Across LOT NO. D-1 FOR TAMPOSI SHOPPING CENTER):

The Planning Director explained the Resolution and asked the Developer's Engineer, Mr. Grant L. Davis, to relate the various aspects of the Plan.

Mr. Davis informed the Board that the State has proposed to widen the exit ramp to 32 feet and put a 60 foot radius entrance, so that it would allow three lanes of traffic.

Mr. DuBois inquired as to the amount of City land which would be utilized and was answered one-half acre.

Chief Flynn stated that his concern was the amount of traffic and that basically he was not opposed to the plan as such.

Mr. Davis pointed out that with reference to the TAMS Report, nothing here would be in conflict with what is proposed in this area. He stated that the dimensions show 800 feet to the nearest well.

Mr. John Sowerby of the Engineering Department, stated that Glenwood Avenue seems to be an area of concern.

The Planning Director asked if his understanding was correct that the State will finance the work that they do. Mr. Davis stated that the State said that they would widen the ramp and Route 16 down to the limited access. Mr. Lehoullier stated that he would cover all expenses and that he did not anticipate any cost to the City.

Mayor Tuttle stated the he felt the Council would o.k. the right of way but not grant final approval until final plans are submitted.

Mr. Lehoullier stated that it was his understanding that if the Chief of Police is agreeable and the Planning Board recommends approval, then the Council would definitely grant the right-of-way.

Motion by Chick, seconded by Bernard, that a copy of the map and a description be submitted to the City Council with the indication that the Dover Planning Board approves of the proposed right-of-way. Unanimously approved.

ITEM NO. 7: OLD BUSINESS:

a. DISPOSITION OF SURPLUS FUNDS IN COMMUNITY RENEWAL PROGRAM ACCOUNT:

Motion by Chick, seconded by Tuttle, that the amount be returned to the City Council with the recommendation that it be used to employ a full-time housing inspector as soon as practicable. Unanimously approved.

ITEM NO. 7: b. Disposition of application for subdivision of land of Messrs. Tamposi, Nash and Lehoullier:

The Planning Director informed the Board of the status of such. Mr. Lehoullier stated that he would like to get a building permit in order that he be able to begin building. A lengthy discussion ensued regarding the subdivision.

The Planning Director then read a letter from Mr. Prescott, Water Superintendent, stating that he felt the Subdivision to be a good one and approval should be given, subject to several revisions. He also read letters from Economic Director Chase, City Assessor William Colbath and John Sowerby of the Engineering Department.

Mr. Lehoullier stated that they would be glad to comply with any recommendations or changes in the road but would prefer to leave it as is.

Mr. Ouellette asked why this problem comes up at this time. He stated that he doesn't see any real objection one way or the other about having the road in a particular location. He continued that he would like to know the answer to this.

Chairman Sheldon stated that, frankly, as far as he was concerned, he didn't think it made a lot of difference where the road was to be located.

The Planning Director then read the minutes of the Water Board which outlined its recommendations for the water main extension.

Motion by DuBois, seconded by Bernard, to approve preliminary plans subject to the following conditions:

- a. That the recommendations of the Dover Water Board as voted at a special meeting on Feb. 21, 1967, are hereby incorporated into said preliminary approval. I believe that this Office has furnished you with a copy of these recommendations.
- b. That the requirement for concrete curbs be waived.
- c. That further study be made regarding the possibility of bringing the water and sewer from Knox Marsh Road northerly on the Hanson Road and through an existing culvert underneath the railroad tracks to the property.

Motion by DuBois, seconded by Ouellette, to accept application for final plan of Lot No. 1 of Garrison Industrial Park Subdivision. Unanimously approved.

The amount of Bond to be required was then discussed.

A letter from Mr. Sowerby of the Engineering Department with suggestive prices for the bond was then read aloud. It was noted that right

now the City would be under a contract and obligated to pay the State wage scale, which is very high. Mr. Davis stated that it would be much more reasonable if Mr. Lehoullier did the work. A lengthy discussion ensued.

Motion by Tuttle, seconded by Bernard, that a performance bond in the amount of \$3,000 be requested. Unanimously approved..

Mr. Sowerby wondered if Mr. Chase would contact the B & M Railroad with respect to easements.

Motion by DuBois, seconded by Ouellette, to grant final approval of Lot No. 1 of Garrison Industrial Park Subdivision. Unanimously approved.

ITEM NO. 7-c: OTHER OLD BUSINESS:

Sixth Street Rezoning:

The Board then discussed the need in the City for more B-3 districts and the possible incorporation of provisions for flood areas into the Zoning Ordinance. The Planning Director will be presenting additional information in the near future.

ITEM NO. 8: NEW BUSINESS:

a. Ordinance No. 11-67 (Building Permit Fees):

The Planning Director stated that this would remove any entity of the City from paying a fee. He felt the Planning Board should always be advised of any changes in the Zoning Ordinance. He continued that we have an opinion from the City Attorney which states that this particular change does not require a public hearing.

b. Pill Electric Supply Company:

Motion by Chick, seconded by Ouellette, to indicate approval to the City Council. Unanimously approved.

c. Annual Report for 1966:

Motion by Tuttle, seconded by Ouellette, to submit the annual report to the City Clerk's Office.

d. White's subdivision on the end of Smith Road:

Motion by Chick, seconded by Tuttle, that the Board indicate favorably to this plan and request that Mr. White bring in properly drawn plans for hearing and acceptance of application for subdivision. Unanimously approved.

e. Violation of the Zoning Ordinance - Sign Requirements:

Mr. DuBois brought to the Board's attention, a violation in the Zoning Ordinance - sign requirements.

f. Davis Vocational Building:

The Planning Director asked if Members were still interested in touring the building, arrangements could be made. It was suggested that a date be set.

Motion by Bernard, seconded by Ouellette, to adjourn.

Respectfully submitted,

Wallace I. Akerman
Secretary

WIA:c