

DOVER PLANNING BOARD

MINUTES OF MEETING

HELD: Monday, Sept. 11, 1967
7:00 p.m.
Horne Street School

ATTENDING: Chairman Robert T. Sheldon, Vice-Chairman Raymond R. Ouellette, Wallace I. Akerman, Albert O. Bernard, Donald E. Chick, Arthur J. DuBois, Charles E. Prescott, Hugh C. Tuttle. Also attending were Planning Director William R. Chandler, Robert E. Chase, Grant L. Davis, Mrs. Eleanor Woodbury of WWNH, Jon Breen of WTSN and approximately 25 members of the public were at the public meeting on Ordinance 12-67.

ITEM NO. 2: APPROVAL OF MINUTES OF AUG. 7, 1967:

Motion by DuBois, seconded by Bernard, the minutes were approved as written. Motion adopted unanimously.

ITEM NO. 3: APPROVAL OF MINUTES OF AUG. 28, 1967:

Motion by Chick, seconded by Prescott, the minutes were approved as written. Motion adopted unanimously.

ITEM NO. 4: OLD BUSINESS:

a. Final approval of a portion of the Application for subdivision of Lot G-1 (Garrison Industrial Park):

Motion by Chick, seconded by DuBois, to accept the revised application and plans for preliminary approval pursuant to the preliminary approval vote by the Board on June 5, 1967, assuming that there will be a minimum of four hydrants located in the tract. Motion adopted unanimously.

Motion by Prescott, seconded by Chick, to waive the ten-day filing requirement for final approval and accept the application for final approval of Lot No. 5 only. Motion adopted unanimously.

Motion by DuBois, seconded by Ouellette, to waive the preliminary plat requirements having to do with the scale of the plat and the length of the dead-end street. Motion adopted unanimously.

Motion by DuBois, seconded by Bernard, to grant final approval of Lot No. 5 only as shown on the submitted plat, subject to the filing of a \$25,000 performance guarantee and enforceable in two years if the proposed public improvements are not satisfactorily installed. Motion adopted unanimously.

Motion by Chick, seconded by Bernard, to amend the motion to add the following stipulations:

- 1) The proposed public improvements are:

- a. Construction of a gravel road as shown on the plat.
 - b. Surface water ditches and culverts in connection with the road as shown on the plat.
 - c. The extension of sewer and water lines from Knox Marsh Road to Lot 5 as shown on the plat.
2. That the Board further clarify this final approval by having the minutes clearly show that:
- a. This final approval is for Lot 5 only as shown on the submitted plat.
 - b. No building permit shall be issued for any lot except Lot 5.
 - c. Any action taken by the Board at this meeting does not constitute waiving of the Subdivision Regulations for any further development in the tract.

Amendment and main motion adopted unanimously.

ITEM NO. 4-b: Communication from Dover Economic Commission regarding dedication of Roads in the Industrial Park area

Motion by Chick, seconded by Tuttle, to remove this Item from the table. Motion adopted unanimously.

The Board was informed that negotiations are underway with one of the affected landowners.

Motion by DuBois, seconded by Tuttle, to retable the Item pending the results of the negotiations. Motion adopted unanimously.

4-c: Referral by City Council of Ordinance 12-67 (Central Avenue Rezoning- Public Hearing at 8:00 p.m.

Chairman Sheldon called the public meeting to order at 8:00 p.m. The Planning Director explained that the City Council had referred this Ordinance to the Planning Board for investigation and recommendation. He then read a letter from Attorney Joseph Nadeau, representing James Nadeau who owns property in the area.

Mr. Gregory Koutrelakos asked the Board what the reason for the change was. He was informed that the Ordinance was sponsored by a councilman and was not at this point a recommendation of the Planning Board.

Mrs. Redden asked why the sponsoring councilman was not present and she stated that she was in opposition to the proposal.

Dr. Marc E. Richard asked to have the definitions of Thoroughfare Business and Office Districts read and the Planning Director read the definitions from the Ordinance.

Mr. Koutrelakos expressed concern with the valuation of property if the rezoning occurred and also expressed concern about the impact of additional traffic resulting from such a rezoning.

Mr. Fred Guilmette, Mr. Guy Merrill, Dr. Richard, Mr. Koutrelakos and Mr./Mrs. Redden registered their opposition to the proposal. Mr. Walter Fischer and Mr. Fred Richardson stated that they were in favor of the proposal.

Councilman Ambrose Breen felt that the proposal would be considered strip zoning.

There being no further comments, the Chairman closed the Meeting at 8:30 p.m.

The Board then took the proposal under discussion.

Motion by Akerman, seconded by Chick, to recommend back to the City Council that Ordinance 12-67 should not be adopted because the Board is of the opinion that further study is needed in this area before it can make any specific recommendations.

d. There was no other old business discussed.

ITEM NO. 5: NEW BUSINESS:

a. Report on control of automobile services in zoning ordinances.

The Planning Director was instructed to submit recommendations for changes in the zoning ordinance.

b. Dover Zoning Board of Adjustment Appeal No. H67-25 - Proposed Medical building on Old Rollinsford Road:

The Board decided to consider this item along with its study in connection with the request from the Zoning Board of Adjustment.

c. Other New Business: Communication from the Dover Economic Commission requesting a meeting with the Planning Board to discuss shortage of housing:

The Board instructed the Director to invite the Commission to its next regular meeting.

d. Community Development course at the University of New Hampshire:

The Planning Director requested permission to take a community development course at the University of New Hampshire this Fall under the same conditions as the course this Spring. The Board granted permission.

e. There was no other new business.

Motion by Akerman, seconded by Bernard to adjourn. Adopted unan.

Respectfully submitted,
Wallace I. Akerman, Secretary