

DOVER PLANNING BOARD

MINUTES OF MEETING

HELD: Monday, Nov. 6, 1967  
7:00 p.m.  
Board Office

ITEM NO. 1. ROLL CALL:

On Roll Call the following members were present: Chairman Robert T. Sheldon, Albert O. Bernard, Donald E. Chick, Arthur J. DuBois, Armand Dimambro, Charles E. Prescott, Hugh C. Tuttle. Also attending were Harry N. Griffin, Public Works Director, William R. Chandler, Planning Director, Grant L. Davis, Edward N. Lehoullier, Clarence E. Chase, Economic Director, Anthony A. McManus, City Attorney.

ITEM NO. 2. ACCEPTANCE OF MINUTES OF MEETING ON OCT. 2, 1967:

Motion by Tuttle, seconded by DuBois, to accept the Minutes as written. Unanimously approved.

ITEM NO. 3. ACCEPTANCE OF MINUTES OF MEETING ON OCTOBER 17, 1967:

Motion by Tuttle, seconded by DuBois, that the minutes be approved as written. Unanimously approved.

ITEM NO. 4. OLD BUSINESS:

a. Communication from Zoning Board of Adjustment regarding zoning on upper Central Avenue and Sign Requirements:

The Planning Director brought the Board up-to-date on the status of such. A petition from the City Council had been referred to the Planning Board, which in turn recommended back to the City Council that the land (from New York to Oak Street) not be rezoned at this time. The matter was then taken to the Zoning Board of Adjustment. Mr. Chandler wondered if the Board wanted him to continue or if they would like to meet with the Zoning Board of Adjustment.

Mr. DuBois (who is also a member of the ZBA) explained to the Board the difficulties the Zoning Board of Adjustment is being faced with regarding this zoning and also sign requirements. He stated that the Zoning Board of Adjustment would like to see the Ordinance revised. He continued that he thought the sign requirements would be the easiest thing to wrap up at the present time.

A lengthy discussion ensued.

Motion by Tuttle, seconded by DuBois, that the Planning Director review sign requirements in the present Zoning Ordinance and bring in any recommendations that he might see fit at the next meeting. It was also suggested that a statement from the Building Inspector be requested based on what he finds in his daily work that he feels could be improved upon.

ITEM NO. 4-b: Preliminary Approval of Application for Subdivision of Lot D-2 (Garrison Shopping Center):

The Planning Director stated that the Applicant was present with his engineer. He explained that the original application had been denied and a list of stipulations were given to the Applicant. He continued that the Applicant is now re-submitting the original application with revisions after several conferences. The Planning Director stated that he had one question, i.e., when an application is denied for technical reasons, can the Applicant submit a revised set of plans or must it be considered a new application. At 8:15, Mr. McManus, City Attorney, arrived and was asked this question to which he replied that a new application was not necessary and that the revised plan is legal.

Mr. Lehoullier then read down through the list of stipulations set by the Board explaining with each one the settlement he had made. A discussion on each item ensued.

Mr. Chick stated that he felt preliminary approval should be granted subject to the provision that study be given to the drainage and final approval subject to the understanding that the State would approve this.

Mr. DuBois stated that he would like to suggest that the City Manager, Planning Director and Mr. Lehoullier and Staff get together to see if this drainage problem could be resolved. He continued that then a meeting could be held on the following Monday Evening with this being the only item on the Agenda.

Moved by DuBois, seconded by Bernard, to table this item until Nov. 13. Unanimously approved.

ITEM NO. 4-c: Staff Recommendations on changes in Zoning Ordinance:

Moved by Tuttle, seconded by Bernard, that this Item be referred to a public meeting on Dec. 4. Unanimously approved.

ITEM NO. 4-d: Aerial Photography and Photogrammetry:

The Subcommittee appointed by the Chairman as a result of the Oct. 2 Meeting reported back to the Board that they had interviewed three companies and had recommended the selection of the Sewall Company to do this work.

Furthermore, the City Council on Oct. 25 had adopted a resolution authorizing the City Manager to enter into a contract with the Sewall Company. The Planning Director reported that he is now preparing estimates for photogrammetric work. The Chairman acknowledged the report of the Subcommittee and requested the Planning Director to submit the photogrammetric estimates to the Board when they were ready.

ITEM NO. 4-e. Request by Dover Economic Commission to study shortage of housing:

The Planning Director stated that a book entitled "Cluster Development" was available from the American Conservation Association at \$3.00 a copy. The Board authorized the Director to procure one copy.

Mr. Tuttle then discussed a concept of group housing that had been related to him by Mr. Allen Huggins. The Board was of the opinion that this item needed further study and therefore would await the recommendation of the Planning Director before taking any action.

ITEM NO. 4-f. Communication from J.B. Austin, Inc. regarding zoning of his land on Rutland Street (Lot 15-62):

Moved by Chick, seconded by Prescott, to refer this item to the same public meeting scheduled for Dec. 4. Unanimously approved.

ITEM NO. 4-g. Analysis of Mobile Home Park Regulations:

Because of the lateness of the hour, the Board agreed to table this item until a future meeting.

ITEM NO. 4-h. No other old business.

ITEM NO. 5. NEW BUSINESS:

a. Public hearing by the New England Regional Commission:

Moved by Tuttle, seconded by Dimambro, that the Planning Director coordinate the City's presentation at the hearing with the City Manager and Economic Director and attend the hearing if necessary. Unanimously approved.

b. There was no other new business.

The Meeting was adjourned at 10:05 p.m.

Respectfully submitted,

Wallace I. Akerman  
Secretary

WIA:c