

DOVER PLANNING BOARD

MINUTES OF MEETING

HELD: Monday, Dec. 4-67
7:00 p.m.
Council Chambers
and Auditorium

ITEM NO. I: ROLL CALL:

On Roll Call the following members were present: Chairman Sheldon, Secretary Akerman, Albert O. Bernard, Donald E. Chick, Armand J. Dimambro, Arthur J. DuBois, Charles E. Prescott, Planning Director William R. Chandler.

ITEM NO. 2: SHOWING OF FILM ON CLUSTER DEVELOPMENT:

The Board Members then saw a film on cluster zoning, borrowed from the New England Home Builders Association.

ITEM NO. 3: PUBLIC MEETING ON PROPOSED ZONING CHANGES:

ATTENDING: Planning Board Members Robert T. Sheldon, Wallace I. Akerman, Albert O. Bernard, Donald E. Chick, Arthur J. DuBois, Charles E. Prescott, Armand J. Dimambro. Also attending were Mr. E. Vincent McDonald, Building Inspector, Mr. Donald E. Sabin, Housing Inspector, Mr. Clarence E. Chase, Economic Director, Mr. Grant L. Davis and approximately twenty-five members of the public and Jon Breen of WTSN.

Chairman Sheldon called the Public Hearing to order at 7:30 p.m. in the City Hall Auditorium, regarding the proposed zoning changes.

The Planning Director introduced the members of the Planning Board to the audience.

SECTION II:

He then explained the zoning map change and pointed out various locations on the zoning map. He asked if anyone in the audience wished to speak concerning such.

Regarding the Austin property, Mr. Conrad Turmelle asked what the present zoning of Mr. Austin's property was. The Planning Director replied that it was about 40% residential and 60% industrial.

Mr. Arthur Grimes, 250 Dover Point Road, stated that he thought the Planning Board should start planning for the development of the City of Dover. He continued that he thought

the ground rules were too stringent for the community.

SECTIONS I, IV AND VIII:

The Planning Director explained the meaning of each definition.

Mr. Grimes disagreed with the need for such zones. He stated that he thought the tax base was the real necessity.

Mr. Michael White, asked if the Board had such areas designated yet. The Planning Director stated that the Board was awaiting the receipt of aerial photography. Mr. White expressed the opinion that he didn't think such should be submitted to public hearing before the Board knew what land was being considered for this.

Mr. E. Vincent McDonald, Building Inspector, asked if the Director could identify any of these areas in the city of Dover. The Planning Director cited several places in the City.

Mr. McDonald continued that these areas should be identified before the Ordinance is printed.

Mr. Gregory Koutrelakos stated that the Board hasn't determined what type of building could be erected in such a zone.

The Planning Director explained that this was merely an effort to prevent people from building in flood areas.

Mr. Turmelle stated that Dover hasn't had such restrictions up until now and asked if it was thought that any catastrophe could have been avoided had Dover adopted such restrictions before this time.

Mr. Grant L. Davis stated that Dover has had two floods in the past 100 years on Central Avenue in the vicinity of the Farnham Block.

SECTION III:

Mr. Arthur Grimes then asked the Planning Director to explain the intent of prohibiting gasoline stations within B-I Districts. He did so.

Mr. Grant L. Davis then stated that he wished to go on record as being opposed to the proposed change.

Mr. Gregory Koutrelakos stated that he was in opposition also.

Mr. Fioto stated that the Planning Board is looking for the protection of all the people of Dover.

The Planning Director asked for specific reasons why those persons in opposition were so opposed.

Used car salesplaces were then discussed. It was noted that if a dealership was selling even one new car, then they could be classified as a new car dealer.

Mr. Grant L. Davis asked where used car salesplaces are allowed in the present Ordinance. The Planning Director answered in I-2 districts.

Mr. Charles E. Prescott stated that he felt it would make a lot of difference when the Board finds out what the State law regarding this is.

SECTION V:

The Planning Director read the proposal, which proposed to show the dimensions for entrances.

Mr. White stated that the restrictions, if facing on two streets, should be noted. He asked if these were limited.

Mr. Davis stated that curb cuts should be explained.

Mr. Fioto asked if a minimum distance between curb cuts should be considered. The Planning Director stated that this was a good question but that each case was a little different.

Mr. Davis explained that rules didn't necessarily follow in different zones.

Mr. McDonald stated that he wondered if we should spell out the business ones and restrict residential ones.

SECTION VI:

Mr. White stated that he thought this should be expanded to take in five foot limits. He suggested square footage.

Mr. Clarence E. Chase, Economic Director, stated that we should make sure that frontage means any side of the buildings. He brought to mind that corner lots can face more than one highway. He stated that we don't want the sign to be up on streets, but kept down reasonably close to the building.

Mr. McDonald stated that approval should be obtained from the Chief of Police, where they would conflict with traffic controls.

SECTION VII:

Mr. White expressed the opinion that he felt that this was quite an expense.

Mr. Fioto asked what would happen if a case arose whereby plans were given to the designated officials and then an alteration is made on the plan. He asked if a revised plan must then be made. It was thought that the Building Inspector could make such changes.

Mr. Grimes stated that he felt that two sets of plans for \$500 would be steep and that he felt it should be \$2,000.

Mr. McDonald stated that he felt that \$500 is good for alteration but that when one is re-doing a kitchen and putting in a \$2,000 kitchen, he thought they should have a permit.

Mr. Turmelle wondered if the word "cost" is the intent. He stated that one could do the work himself, costing very little, but being high in value. He said it probably should be "value" rather than cost.

Mr. McDonald stated that if this goes through he would insist that plumbing plans be submitted.

The Planning Director pointed out that we are adding a new paragraph on the Plumbing Code.

Mr. Davis expressed his disagreement with the Building Inspector having to do this.

Mr. Grimes stated that he felt the same.

Mr. Chase, Economic Director, stated that housing is desperately tight. He continued that we do all we can to facilitate not only new housing construction but also renovations.

The Planning Director then read the section pertaining to inspection. There was no comment offered on this section.

The Hearing was declared closed at 9:19 p.m.

ITEM NO. 4: APPROVAL OF MINUTES OF REGULAR MEETING ON NOV. 6-67:

Motion by Chick, seconded by Bernard, to accept the minutes as written. Unanimously approved.

ITEM NO. 5: APPROVAL OF MINUTES OF SPECIAL MEETING ON NOV. 13-67:

Motion by Chick, seconded by DuBois, to accept the minutes as written. Unanimously approved.

ITEM NO. 6: OLD BUSINESS:

A. Bellamy Development Subdivision:

Moved by Chick, seconded by Prescott, that the revised location of storm and sanitary sewer lines around Lot I be approved and made a part of the preliminary approval of this subdivision. Unanimously approved.

B. Sale of City property on Old Colony Road:

Moved by Chick, seconded by DuBois, to ask the Public Works Department how much land they need for a turn-around and where they would like to have it located. Unanimously approved.

C. No other Old Business.

ITEM NO. 7: NEW BUSINESS:

A. Request from Davidson Rubber Company to extend the sanitary sewer line on Industrial Park Road:

Moved by Chick, seconded by Prescott, that the Planning Board recommend to the City Council that the petition be granted after a proper investigation of ledge and all utility locations and that the sewer line be installed according to the provisions of Chap. 22 of the Ordinances of the City of Dover. Unanimously approved.

B. Updating Subdivision Regulations:

Moved by Prescott, seconded by DuBois, to table this Item until the next regular meeting. Unanimously approved.

C. Other New Business. Purchase of New Typewriter:

Moved by DuBois, seconded by Bernard, that the Planning Board request of the City Council that sufficient funds be transferred within the Planning Board's Budget to permit the purchase of a new typewriter for the Planning Board Office in this fiscal year.

D. No other old business.

Moved by Prescott, seconded by DuBois, to adjourn. Unan. approved.

Respectfully submitted,

Wallace I. Akerman
Secretary

WIA:c