

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: Monday, May 10, 1971  
7:30 p.m.  
Conference Room  
Municipal Building  
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following were present:  
Chairman R. Normand Alie, Vice-Chairman Raymond A. Bourque,  
Clerk Frank O. Estes, Mr. Donald E. Chick, Mr. Hugh C. Tuttle.

Also attending were: Jon Breen of Foster's, a  
Representative of CBI Company of Boston,

ITEM NO. 2: DISCUSSION OF PLANS OF CBI COMPANY OF BOSTON:

Said Representative stated that CBI has done much building under various housing programs - especially 236. He said he was looking for land to develop that type of housing. He thought there was a need in Dover for top quality apartment development. He continued that the basic unit planned was two bedroom units with a few ones and a few threes. Each unit would have both front and back entrances and rear patios. He displayed plans to the Board, adding that he was not proposing to build them now but just trying to feel out the potential. He added that he was looking at land in the Knox Marsh Road area. It was noted that the street would be public. Mr. Chick stated that he should proceed to get the streets accepted when building is started.

Mr. Chick stated that before plans are made he should meet with the City Attorney and the Building Inspector.

ITEM NO. 3: MEETING TO DISCUSS THE FINAL USE PLAN BY METCALF & EDDY:

After lengthy discussion, the Board made up the following questions to send to Metcalf & Eddy:

1. Why put open space where they did. What was the criteria for it and what did they use for tools and draw lines where they did.
2. Will, as a practical matter, there be any mobilehome parks in Dover under their criteria.
3. To what degree did the projected sanitary sewerage extension control their recommendations in all projected uses.
4. Are package sewage treatment plants practical? - for rural development?, for mobilehomes?, industry? commercial?

5. What lot sizes are they going to propose in the various residential categories? Are they going to allow cluster zoning under the proposed zoning regulations.

6. If package sewerage treatment plants are practical, do they visualize any specific places they feel they would apply.

7. Does Metcalf & Eddy feel that it would be feasible and should the City maybe use long-range sanitary sewer extension plans, would they change the rural residential recommendations or would they feel we should not plan to extend sewage interceptors into the areas they have planned for rural residential.

8. Did they take into consideration the possibility of a major water main coming in from the Hoppers area.

9. To what extent did they not recommend more extensive outlying major shopping centers in order to create an increased need for commercial development in the proposed urban renewal area. Were outlying shopping centers intentionally not recommended to make it almost necessary to go through with urban renewal or the proposed urban renewal project.

10. If urban renewal is turned down in the next month or two would that drastically change their recommendations on outlying major commercial shopping developments.

11. The Board would like to see some spot designated for automobile sales, and like to see where they intend to locate such a business.

12. If this other projected road goes through does this appear to be the best spot to come out - Watson St.

13. Why is the southerly side of Portland Avenue designated as urban residential when it is already deeply committed to commercial development?

Mr. Krajnak's marked map was marked as Exhibit A and Mr. Tuttle's as Exhibit B and sent to Mr. Rizzo of Metcalf & Eddy requesting that it be returned by the next meeting.

The Meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Frank O. Estes  
Clerk