

ZONING BOARD OF ADJUSTMENT
MINUTES OF MEETING

Held: Thursday, July 31, 1980
Dover Council Chambers

Members Present: Chairperson Proulx, G. Lamoureux, A. MacVane, R. Shortill. Alternate present: M. Cowan, A. Souther and R. Hamman. Also present was Building Inspector R. Selleck. Sitting on cases H80-16, H80-17: Proulx, Lamoureux, MacVane, Shortill, Cowan. MOVED by Lamoureux, seconded by Shortill to approve 6/19/80 minutes. U.A.

H80-16 Dr. John O'Day, 668 Central Ave., Assessor's Map 30, Lot 138, zoned Office, petitions for a variance from Article 21:5.4 to construct an addition to present office building.

-O'Day explained his intentions of enlarging present structure and stated that it was his intent to demolish existing garage for more available parking.

-Thomas Moore, abuttor, questioned the placement of said addition, drainage problems that presently exist and the impact thereon and the removal of trees and shrubs.

-Discussion ensued in reference to X-ray equipment use and placement thereof, on site parking and drainage run off.

-O'Day responded that all shrubs in the back area would stay and that there would be no disturbance to the land.

-John Segee, contractor, stated that there would not be any parking behind addition and that the land as it stood would not be changed - the slope would stay the same.

VARIANCE GRANTED: 5-0 As submitted with the following stipulation:

"That the applicant provide for adequate drainage so as not to adversely effect the neighboring properties."

H80-17 Robert & Marcy Hail, 12 Browning Dr., Assessor's Map 21, Lot 84, zoned R-12, petitions for a variance from Article 21:5.4 to construct a garage.

-Hail stated his intentions of constructing a garage.

-Chairperson Proulx entered 3 documents received by ZBA into the record:

1. Document signed by abuttors in reference to minimum setback distance being adequate.
2. Copy of protective covenant
3. Letter from direct abuttors, Mr & Mrs Wm. McCallum, opposing variance.

-Mr. Wm. McCallum opposed variance. -Mrs. Sandra opposed variance.

-FIVE MINUTE recess for applicant to review documents.

-Hail responded: (1) He notified each abuttor last year that he intended to construct a garage and received no adverse comments at that time; (2) Covenants referred to residential dwellings, not garages was his understanding; (3) That his garage would enhance property not degrade it.

VARIANCE DENIED: 3-2 FOR: MacVane, Shortill; DENIED: Proulx, Lamoureux, Cowan As applicant failed to comply with all stipulations required to grant a variance.

Sitting on case H80-18: Proulx, MacVane, Shortill, Cowan & Souther.

H80-18 Gerard Lamoureux, 35 Ash St., Assessor's Map 29, Lot 65, zoned R-12, petitions for a variance from Article 21:5.4 in reference to minimum lot size (substandard lot) and Article 21:5.4 set back requirements.

Lamoureux explained his intentions and requested two separate variances: (1) subdivision, and; (2) setback requirements.

-J. Maloney, abuttor, requested a chance to review Mr. Lamoureux's plans. He stated that he had no objections.

-Discussion ensued in reference to setbacks of other houses, driveways, and addresses.

VARIANCE (1) and (2) GRANTED: 5-0 as submitted - 20' setbacks on both Ash St. and Maple St. Ext. on Lot B and subdivision of one conforming lot into two, one being substandard.