

DOVER ZONING BOARD OF ADJUSTMENT
MINUTES OF MEETING HELD FEBRUARY 19, 1981

Members Present were Chairperson R. Proulx, H. Wersosky, G. Lamoureaux, A. MacVane, A. Barr and non-voting member A. Souther. W. Peters was viewing the meeting. The Building Inspector was not present due to vacation.

Business Meeting opened. Moved by Mrs. MacVane, seconded by Mrs. Wersosky to accept the minutes of the last meeting held and place on file. The minutes were unanimously accepted.

Chairperson Proulx noted that the budget for 1981 was submitted to the City Manager in December and the City Manager submitted the budget to the City Council without any changes. It was also mentioned that a recommendation should be made to have all houses numbered.

Mr. Lamoureaux moved, seconded by Mrs. Wersosky to amend the By-Laws to change Section 2 to read "a quorum at a meeting or formal hearing shall consist of five members", the rest of the paragraph shall remain the same. This motion was unanimously approved. The reading for the amendment will take place at the next meeting held.

Chairperson Proulx moved, seconded by Mrs. Barr to adjourn the business portion of the meeting. Adjournment unanimously approved.

H81-4 Mr. Paul Cody, 6 Leighton Way, Assessor's Map 8, Lot 21C, Zoned R-20, Petitions for an Administrative Decision from Article 21:2 to be able to store cleaning equipment and materials in an existing shed.

Mr. Cody stated that he would be storing vacuum cleaners, a buffer, ajax, floor wax, etc. in the shed, and that there would not be any business started.

No one spoke for or against the petition for an administrative decision.

Mr. Cody was not present for the decision of the Zoning Board of Adjustment.

The administrative decision was denied 4-1, as it did not meet the requirements of home occupancy, Paragraph 3. Voting against was Mrs. Wersosky, Mrs. MacVane, Mr. Lamoureaux, and Mrs. Barr. Voting for was Chairperson Proulx.

H81-5 Mr. Gerald Hanscom, 305 Tolend Road, Assessor's Map F, Lot 3D, Zoned R-40, Petitions for a variance from Article 21:4.8 to be able to construct a 80' x 200' building, 10% of said space to be used for storage of construction equipment, with the balance to be used for commercial warehouse operation.

The list of abutters was read that were sent a notice of the meeting. It was noted that Paul and Claire Bruyere was not sent a notice, and no formal objections were made in the list of abutters.

Mr. Hanscom stated that he would not be infringing upon the neighbors. He would build the warehouse back towards the woods, and it would be used to store vehicles for people who needed a place to store things for a length of time. It would also be used so that he could work on his construction equipment and store his antique cars. He felt that this would not bother any of the neighbors.

Susan Sanborn of 308 Tolend Road felt that the size of the building was too large and a garage would be fine. She did not feel that there was any hardship. She felt that if he was allowed to build this building he would expand and it would be a business in agricultural zoned area. She felt that the land should stay agricultural. She also noted that will vehicles stored in the building it would cause security problems. Mrs. Sanborn continued by stating that when the dump closed this was a relief to most of the traffic. She felt there would also be a fire problem due to the water pressure in the area.

Nathan Sanborn of 308 Tolend Road did not want a commercial business in the area and if this building was allowed it would turn into a commercial business.

Linda Carr Box 302 Tolend Road has three children and was concerned about the additional traffic. She was also concerned about the additional noise of people working on their vehicles.

Donald Ainsworth (lot 42A) Tolend Road agreed with the others that spoke against the variance. He did not want to see this land used for commercial business.

Paul Bruyere, Jr. of Tolend Road, who will be building a house in the very near future did not want commercial business in the area. He felt that Mr. Hanscom could build a garage for his own personal use. He also thought this would add to the noise, traffic and security problems.

Paul Bruyere, Sr. of Tolend Road, lives across the street from Mr. Hanscom, was also opposed. He stated that the noise would be a nuisance. He wanted to know why, if the building was so good, why would it be hidden in the woods.

Bruce Spencer of 307 Tolend Road was also opposed of the commercial business in the area. He felt that the traffic would bring the property value down.

Judith Coyman of 305 Tolend Road, lives beside Mr. Hanscom, agreed with the others. She does not commercial business in the area.

Robert Ainsworth of 301 Tolend Road felt that this would be a hazard in the neighborhood.

Mr. Dubay of Tolend Road was opposed because of the noise of the tractors.

Mr. Lamoureaux wanted to go on record as disagreeing with Chairperson Proulx about the business now owned and felt it was pertinent information as to grant or deny this variance.

Variance denied by a vote of 5-0, for the following reasons:

1. No hardship in use of land as it could be used for what it is zoned for as no evidence submitted otherwise.
2. Not to grant will be consistent with the intent of the ordinance to keep area as a rural residential zone.
3. Would adverse the effect of the property in the district because of the increase in traffic and commercial venture would diminish property values.
4. Injustice to grant a variance as it would violate the spirit and intent of the ordinance.

Voting for denial were Mrs. Wersosky, Mrs. MacVane, Mr. Lamoureaux, Mrs. Barr and Chairperson Proulx.

Mr. Lamoureaux moved, seconded by Mrs. MacVane to adjourn the meeting. The meeting was adjourned at 10:30 P.M. unanimously.