

DOVER ZONING BOARD OF ADJUSTMENT

MINUTES OF MEETING

Held: 21 October 1982  
Council Chambers  
Dover NH 03820

Members Present: Chairperson R. Keefe, G. Lamoureux, F. Menez, H. Wersosky, W. Scrufutis, D. Bertram, secretary P. Folsom and Building Inspector R. Sellack.

Moved by H. Wersosky, seconded by F. Menez to approve minutes of meeting 16 September 1982. U.A.

Chairperson was asked to speak to the building inspector about marking lots clearer, so there will be no trouble in locating them for inspection.

H82-24 - Cancelled

H82-25 Martin W. Ready, 124 Middle Road, (Gordon's Mobile Home Park), Assessor's Map M Lots 62 & 62A petitions for a variance from Article 21:6.3, Mobile Home Parks, to subdivide the homestead property from Mobile Home Park.

Mr. Ready was explained to about the removal of his hobile home from the park would be decreasing the size of the mobile home park and this also would have to be approved by the Zoning Board.

No objecting to board members voting - Keefe, Menez, Lamoureux, Scrufutis, Wersosky

Variance Granted 5 - 0

H82-26 Wentworth Home for the Ages, 795 Central Avenue, Assessor's Map 37, Lot 1A, zoned B-1, petitions for a variance from Article 21:9.3, Signs and Fences, to construct a proposed sign which is larger than the zoning district allows.

Harry Griffin speaking for the home stated his desire for the new sign.

No objections to board members voting - Keefe, Menez, Lamoureux, Scrufutis, Wersosky

Variance Granted 5 - 0

H82-27 Leo & Martha Alie, Box 188A Varney Road, zoned R-40, Assessors Map A, Lot 33, petitions for a variance from Article 21:5.2A-1, Non-Conforming Parcel Restrictions, to construct a garage 5' from the property line.

Leo Alie spoke and his 5" request for the garage.

No objection to board members voting - Keefe, Menez, Lamoureux, Scrufutis, Wersosky

Variance Granted 5 - 0

H82-28 H. A. Neill, acting on behalf of Henry T. and Benita St. Pierre, 773 Central Avenue, Assessor's Map 28, Lot 5 and Peter and Freda Karavas, 771 Central Avenue, Assessor's Map 28, Lot 6, petitions for a variance from Article 21:4.8 Table of Uses and Article 21:5.4, Dimensional Table to construct a structure to contain 7 medical offices. Said office building will have insufficient sideyard setback.

Lawyer - Mr. Thomas D. Welch, Jr. of Holland, Donovan, Beckett & Welch, 151 Water St., Exeter NH 03833

Mr. Welch explained about the proposed buildings. The public was allowed to see the architect's drawing on the proposed buildings.

Questions were asked by G. Lamoureux, H. Wersosky, F. Menez, and R. Keefe.

Opposed

Patricia McCarthy, Marsha Tiberio, John McCarthy, Charles Tasker, John Coleman, and Anna Buckley - very concerned about the traffic situation.

Rebuttal

IN FAVOR

Lawyer - Mr. Welch explained that some type of traffic control could be presented and that he did not feel that this proposed building would present any more traffic problems than what already exists.

Mr. H. Neill also spoke about traffic control and the aspect these buildings would be.

OPPOSED

John McCarthy, Patricia McCarthy, and Marsha Tiberio - getting in and out of drive ways and Acension Ave would be a problem.

No objection to members voting - R. Keefe, G. Lamoureux, F. Menez, W. Scrufulis, and H. Wersosky

Variance granted 4 - 1 (Lamoureux)

H82-29 Mrs. Theodore Dykes, Tolend Road, Assessor's Map C, Lot 40 petitions for a variance from Article 21:5.4, Dimensional Table to subdivide her parcel of land into 4 lots with 2 lots having insufficient frontage.

No objections to board members voting - Keefe, Lamoureux, Menez, Scrufulis, Wersosky

Patrick Brady spoke for Mrs. Dykes. **In favor:** Paul Doherty

ltr - Mr. & Ms Weber

Variance Granted 5-0

H82-30 Claire and Charles Robinson, 79 Horne Street., Assessor's Map 29, Lot 49, zones R-12, petitions for a variance from Article 21:4.8, Table of Uses, to construct an apartment in the basement of their dwelling.

No objections to board members voting - Keefe, Lamoureux, Menez, Scrufulis, Wersosky

Variance Granted 5 - 0

• #82-31 Gary Cockburn, 137 Portland Avenue, Assessor's Map 20, Lot 48, zoned B-3  
petitions for a variance from Article 21:10.2A, Non-conforming land uses and Article  
21:5.2a.1, Non-conforming parcel restrictions, to construct an addition to the existing  
structure, having insufficient sideyard setbacks.

Approval - Larry Silver  
ltr - Michael Spinelli

Variance granted 5-0

Meeting adjourned.

Submitted by P. Folsom