

DOVER ZONING BOARD OF ADJUSTMENT
MINUTES OF MEETING

January 12, 1987
Council Chambers

Members Present: Alden Joy-Chairman, David Betrand, Barry Hager, Mark Dellner, Joyce Bowden, and Randy Turner.

Also Present: Steven Stancel-Assistant Planner, and Kathy Munson-Recording Secretary.

Alden Joy called the meeting to order at 7:00 P.M.

Members reviewed information presented for seeking of a rehearing on case H86-69 Jenson's Inc., Garrison Road, also known as Assessor's Map J, Lot 2, zoned R-40.

Alden Joy stated that the meeting was held to hear new evidence.

Steve Stancel mentioned that he felt that the focus of the board's decision of December was on the local area.

Joyce Bowden stated that decision cannot be made based on one's opinion as opposed to another's opinion.

Alden Joy questioned if this newly submitted evidence was or has more of an impact than the evidence presented at the December meeting.

Joyce Bowden stated that diminution of property value has not been proven.

Alden Joy mentioned that the new evidence presented was from another area.

Mark Dellner restated what he stated in December - the numbers alone will adversely affect the overall land value.

Alden Joy referred back to the infrastructure changes to be made by Jenson's Inc. and others that would enhance the property values of existing homes. He stated that yes, all criteria was met for the Planning Department.

David Betrand noted Attachment #1. He questioned how more will develop less?

Steve Stancel pointed out and questioned if the board members felt that the traffic information presented constituted new evidence - stating that he felt that this was a major concern in the decision making process for the denial.

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Alden Joy stated that he felt the difference was between new study evidence and new figures. He questioned the fact of another set of figures being presented. He further stated that the R-40 zone ordinance is for a certain living style - certain road structure - with that zoning projection - need a special exception - is it for the good of the community or not?

Joyce Bowden stated that decision could not be based upon the fact of only one letter being presented.

Mark Dellner stated that he based his decision on numbers alone.

A vote was taken on the following:

1. Traffic generation comparison comparing traffic generated by a mobile home park as compared to traffic generated by a conventional single-family subdivision and an alternative design subdivision which are both permitted in the R-40 zone.

VOTE: 3-2. Joyce Bowden and Randy Turner in favor.

2. Letter from Sidney S. Alfanzo, Highway Engineer, dated December 23, 1986, summarizing those road improvements which Jenson's Inc. has already agreed to provide in accordance with the infrastructure study conducted in the Garrison Road area of Dover.

VOTE: 0-5. All members opposed.

3. Comparative sales in Morningside Park and Applevale, 1985 and 1986.

VOTE: 3-2. Joyce Bowden and Randy Turner in favor.

4. Comparative sales of lots only, 1986.

VOTE: 3-2. Joyce Bowden and Randy Turner in favor.

Alden Joy concluded by stating permission from the Zoning Board of Adjustments for a rehearing on the Jenson's Inc. Case H86-69 was denied based on the above stated.

Discussion followed on the election of officers and budget:

Votes for Chairperson: Randy Turner nominated Alden Joy
Dave Betrand nominated Alden Joy
Mark Dellner nominated Dave Betrand
Dave Betrand declined the nomination
Mark Dellner nominated Barry Hager
Barry Hager moved to cease the nominations for Chairperson

Votes for Vice-Chairperson: Alden Joy nominated Mark Dellner
Mark Dellner declined the nomination
Alden Joy nominated Barry Hager
Alden Joy moved to cease the nominations for Vice-Chairperson

Barry Hager suggested having a quarterly meeting with the members of the Planning Board.

Steve Stancel mentioned that he would arrange a meeting time with Harold Preston - possibly Monday evenings at 7:00 P.M.

Steve Stancel inquired of the board members as to what their plans and objectives are for the upcoming year. (Copies of the fiscal year '86-'87 were handed out to board members).

Members all agreed on increasing the dollar amount for books.

Advertising dollar amount - all set.

Contract labor dollar amount - all set.

Members all agreed on increasing the dollar amount for staff development - also inquired if mileage and meals could be taken care of.

Mark Dellner motioned to adjourn the meeting. Randy Turner seconded the motion.

Meeting adjourned at 8:50 P.M.