

*city file*

ZONING BOARD OF ADJUSTMENT  
Dover, N.H.

Minutes of Meeting - August 29, 1978

A quorum of the Board met at 7:00 p.m. in the Office of the Building Inspector, Municipal Building. Present were, Anthony Hartnett, Raymond Proulx, Helen Wersosky, Rita Shortill and Alicia McVane. Anita Munroe, Acting Clerk was absent.

A regular business meeting was convened and the minutes of the previous meeting were unanimously approved with the correction that the words "or 24" were to be added after the words "20" on line 7 of the minutes of the Dunn hearing, H78-16.

The public meeting was opened at 7:30 p.m. in the Dover District Courtroom with the above Board members present. The chair introduced the Board and explained the procedure of the hearing.

Regarding H78-18, James Strangas and Mary Strangas, Attorney John G. Richardson who represented the Strangas' stated that the petitioners were withdrawing their petition for variance at this time, without prejudice as to any subsequent petition they might file. The chairman indicated that the customary notice requirements would have to be followed all over again prior to any future petition and the Strangas' would bear the expense of such notice. Following a discussion between the Board and attendants at the hearing regarding whether and under what conditions the Board could accept cancellation of the hearing, the Board closed discussion indicating that it would consider the matter in executive session and return late that evening to pass on it in public.

The second hearing was H78-17 Patrick Cragin, Mr. Cragin spoke on behalf of the petition and presented the Board with a plan for remodeling the existing vacant service station into a beauty parlor and small office. He said: the building is an eyesore; no on-going business has been located there for 3 or 4 years; the property has been on the market for 4 or 5 years; the lot contains a small underground gasoline holding tank; the size of the lot is 155' on Central Avenue, 81' on Milk Street and 147 1/2' depth on the northerly boundary. The existing building would be renovated and added to in conformity with the plan

submitted; the new structure would house the Colony Beauty Shoppe now located at 564 Central Avenue and would employ one outside employee other than Mrs. Cragin.

Dr. Jesse Galt of 600 Central Avenue said: that the property in question was leased as a service station until about 6 years ago by Gibbs Oil Company, the property was unused for about the next two years but that Gibbs opened it up for a few months just prior to the expiration of the 2 year limitations period under §21:10.1(c); that Cumberland Farms was denied a variance to install a store on the property 2 years ago and that he (Galt) does not object to the variance.

Mr. Cragin answered several questions from the Board indicating that about 15,000 square feet would be available for parking and that there is a natural tree barrier or screen at the rear of the property.

Gregorious Koutrelakos, a realtor, of 5 Fairfield Drive, Dover said that his business offices have been located across the street from the property and he has seen it change uses during that time to flower sales and tape sales from vehicles parked near the building. It was his opinion that surrounding property values would not be adversely affected by the proposed variance but that on the contrary it would enhance the value of the property. The hearing was closed and the Board retired into executive session to consider the two matters heard, stating to the public in attendance that it would reconvene in public session later that evening to announce its decisions.

The Board reconvened in public session at 9:15. On a Motion to accept and approve the Strangas' withdrawal of their petition in H78-18, without prejudice and with leave to reapply at a later date, the Board was polled and voted unanimously to so accept and approve.

On a Motion to grant the variance in H78-17, with the condition that,

- a) renovations be as represented on the plan submitted,
- b) the use thereof be restricted to beauty parlor operations and a small office and,
- c) that the line of trees at the rear of the property be retained as a screen for properties behind the proposed beauty parlor and office.

The Board was polled and voted unanimously to grant.