

DOVER ZONING BOARD OF ADJUSTMENT  
MINUTES OF MEETING

Held: December 20, 1983  
Council Chambers  
Dover, NH

MEMBERS PRESENT:

Peter Greenwood - Acting Chairman  
Bill Bickford  
Alden Joy  
Dennis Ciotti  
David Bertrand

BUSINESS MEETING

Called to order 6:50 p.m.

Postponed reading of last meeting's minutes.

Discussion of cases.

NEW BUSINESS

David Bertrand nominated Peter Greenwood as Acting Chairman, seconded by Alden Joy. V.A.

Business Meeting adjourned at 7:28 p.m.

PUBLIC HEARING

Called to order at 7:30 p.m.

A petition for rehearing has been received for case H83-46 (Vaccaro). Members voting were Bill Bickford, David Bertrand, and Peter Greenwood. Members voted 3-0 to deny the request for rehearing.

H83-47 Dr. Thomas McShera, Two Stark Avenue, known as Assessor's Map 19, Lot 61, zoned RM8, petitions for a variance from Article X, Section 170-48A, to construct an addition expanding the size of an already existing non-conforming structure.

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Read letter as per file.

No one spoke in favor or opposition.

Bill Bickford: asked about parking.

Dennis Ciotti: asked about set back.

Variance granted: 5-0

Dennis Ciotti: stated approval subject to site review.

H83-48 McQuade Realty, Inc., Portland Avenue, known as Assessor's Map 25, Lot 43G, zoned B3, petitions for a variance from Article XII, Section 170-52 (c) (4), to place a second building on the present lot; and Article II, Section 170-6, to seek relief from definition of a lot.

Attorney Doug Gray of Dover, NH, presented the case by stating that the lot definition is more for residential properties.

Alden Joy: asked about parking

Peter Greenwood: asked about lot definitions

Paul McQuade, 10 Towle Avenue: spoke in favor

Richard Selleck: mentioned that definition of a lot was primarily for residential areas.

Variance granted: 5-0

H83-49 Charles Strogen, 827 Central Avenue, known as Assessor's Map 37, Lots 21, 22 and 23, zoned B-3, and in a separate case, land known as 2 Ridge Street, known as Assessor's Map 37, Lot 19, zoned B-3, petitions for variances from Article V, Section 170-16, to build commercial buildings on two lots that do not conform to height and set back requirements.

Attorney Tom Welch of Exeter presented the case.

Peter Greenwood: stated they would vote separately on each tract.

Attorney Welsh: said he would give presentation on both, but would bring up specifics for each during presentation. He passed out diagrams, site maps to Board Members and interested parties in the audience

Peter Bertrand: What about backs of the building: what siding? Clapboards.

Bill Bickford: Mini-Mall? Probably.

Alden Joy: Will new construction effect the parking? Don't think so.

Mr. John French, Northwood, NH: In opposition. What about access from Merry Avenue? Can it be stated that it would not be used. Also stated that request for variance way out of line in both properties. Says his store is alright or he should keep the site of the new building the same.

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Shawn Hersey, 1 Merry Street: In opposition. Stated problems with stores in the area now. Parking a new problem, congested, etc.

John Madden, 4 Hall Street: In opposition. No hardship. Doesn't need eight stores, will congest it, children would not be safe. They have trouble now going and coming from school. No sidewalk, they walk in the road now. Traffic will be a problem.

Attorney Welsh, on rebuttal: Talked about Hannaford Brothers. Approval of area through proper planning procedures, etc. Planning will create an orderly traffic situation, or that the city would create a one way situation, etc., which they would cooperate to reduce any problems. Properties should be utilized.

John French, Northwood, NH: Stated nothing but so many words and verbal agreements cannot feel that this is a reasonable request for the area.

Shawn Hersey: lots of "ifs" on traffic. Feels there would be a large increase. Stores would want it that way.

Vote taken on Central Avenue location:

Variance Granted: 4-1 (Alden Joy dissenting)

Ridge Street location:

Variance Denied: 4-1 (David Bertrand granting)

H83-50 David Kay, Sixth Street, known as Assessor's Map B, Lot 21, zoned R40, petitions for a variance from Article V, Section 170-16, to construct a dwelling on a lot that does not conform to the dimensional requirements; and Article II, Section 170-6, for relief from front and rear setback requirements.

David Kay, Dover, NH: presented his case. 8-10 acres out of 80 acres for a residence.

Ed Frizzell: Spoke in favor.

No one in opposition.

Variance Granted: 5-0

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H83-52 Walter Meserve (Applicant Dover Hearing Aid Center), 648 Central Avenue, Assessor's Map 30, Lot 134, zoned O and RM10, petitions for a variance from Article Iv, Section 170-12 to add an additional apartment and business offices to the present structure:

Walter Meserve presented his case.

Alden Joy: Several Board questions as to use of exits, RM10 land for parking and exits for residential area visibility for entering Mt. Vernon.

Dennis Ciotti: How about expansion of this building - none.

Ray Eaton, 63 Mt. Vernon Street: Spoke in opposition. Stated drainage problems presently exists, Mt. Vernon speedway, should be granted, then water problem should be solved.

Variance Denied: 3-2 (David Bertrand, Dennis Ciotti, Peter Greenwood, granting)

Public Hearing adjourned.