

DOVER ZONING BOARD OF ADJUSTMENT  
MINUTES OF MEETING

Meeting Held: Thursday, January 16, 1986, in the Municipal Building, Dover, New Hampshire.

Members present: Alden Joy-Chairman, William Hunt, Mardean Fraser, David Bertrand.

Alternates Present: John Torr

Also Present: Richard Selleck-Building Inspector, Berrie Donovan-Recording Secretary.

**BUSINESS MEETING:**

Mr. Joy called the Business Meeting to order at 7:10 P.M.

Discussion followed on the election of officers.

Mr. Hunt motioned to postpone the election of officers for 30 days. Mrs. Fraser seconded.

Vote: 5-0 to delay

Mr. Hunt read the request for a re-hearing on the Spinelli case.

Discussion followed on the case. It was resolved that Dave Bertrand was inconsistent regarding the discussion of the case and the final vote.

Mr. Hunt motioned to grant a re-hearing on the Spinelli case. Mrs. Fraser seconded.

Vote: 4-0 to rehear the case (Joy abstained)

It was decided that three editions of the State Zoning Handbook would be ordered for members who do not now have a copy.

Mrs. Fraser motioned to adjourn.

Mr. Joy adjourned the meeting at 7:30 P.M.

**PUBLIC HEARINGS:**

Mr. Joy called the meeting to order at 7:35 P.M. and explained the procedure. He stated that John Torr would be sitting in as an Alternate for Dennis Ciotti.

H86-1 Earle Goodwin, Jr., 36 Arch Street, also known as Assessor's Map 11, lot 14B, requests a variance from the definition of frontage in Article II, Section 170-6B to subdivide his property into two lots, one not having frontage on a public right of way.

Earle Goodwin explained the subdivision of his lot into two parcels, one which would contain his existing house and the other to the rear, on a private road.

Public hearing opened: no comment.  
Public hearing closed.

Mr. Bertrand motioned to grant the variance. Mrs. Fraser seconded.

Vote: 5-0 to grant

H86-2 Hyder Management of Portsmouth, for property between the Spaulding Turnpike and Dover Point Road (applicants: Anthony Irons and Daniel Quinto), also known as Assessor's Map 8, lot 28, requests a variance from the terms of Article IV, section D and 170-12, Table of Use Regulations, to construct an office building in a B-1 zone.

Mr. Joy explained that the applicant had written a letter withdrawing this item for the moment, would reschedule for a later meeting date.

H86-3 Hannaford Brothers, 829 Central Avenue (applicant: Papa Gino's), also known as Assessor's Map 37, lot 24A requests a

variance from Article IX, section 170-32G(3)(d) to have an accessory wall sign in addition to a free standing sign and awning signs. Accessory wall sign to face Hannaford Brothers parking lot.

Carl Ginsburg, representing Papa Gino's, explained that the new store is unable to meet projected sales figures, and would like an additional sign to face the Shop & Save parking lot in hopes of bringing in more business. He noted the additional sign is predicted to increase sales 18% to 20%. He noted that the sign would be non-flashing, letters would be four to five inches high, and that illumination would cease with the operation of the store in the evening.

Bob Dentremont, General Manager of Papa Gino's, stated that he felt they needed the impulse buyer to increase sales, that the sign would shine toward Shop & Save and Zayre's, and that the projected sales of 14,000 when the store opened are down to 8,500.

Public hearing opened: no comment.  
Public hearing closed.

Mr. Joy stated that a previous variance was granted with the provision that no additional signs would be granted.

Mr. Ginsburg stated that the awnings are the wall signs now, and that that was not a good move. He noted that he would be willing to take down the awnings to put one sign on the back of the building facing the parking lot.

Mr. Selleck mentioned that the variance goes with the land, and that the variance would not be released by removing the awning signs. He noted that he would check with the City Attorney to determine what course of action should be taken.

Mr. Ginsburg stated that he would like to withdraw his application for the variance requested this evening and check with Mr. Selleck to determine what could be done without a variance.

Mr. Joy motioned to allow the applicant to withdraw his

application without prejudice. Mrs. Fraser seconded.

Vote: 5-0 to allow to withdraw

Mrs. Fraser motioned to adjourn the meeting. Mr. Bertrand seconded.

Mr. Joy adjourned the meeting at 8:15 P.M.