



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date: Thursday, January 20, 2022
Meeting Time: 7:00 pm

1. ATTENDANCE

Members Present: Anthony Sillitta, Otis Perry (Vice Chair), George Reagan, James Burdin (Alternate), Rich Onufry (Alternate), Nick Couturier

Members Absent (Excused):

Members Absent (Unexcused): Chris Prior (Chair), Casey Conley (Alternate)

Staff Present: Donna Benton (City Planner), Natasha Kypfer (Assistant City Planner/Zoning Administrator)

The Vice Chair called the meeting to order at 7:03 PM.

2. APPROVAL OF MEETING MINUTES OF AUGUST 19, 2021

Motion: Reagan moved to approve the minutes of August 19, 2021 as submitted. Seconded by Burdin. Vote: U/A

3. HEARINGS

- A. Z22-01 Owner Westfield, LLC & Applicant Bluebird Self-Storage, 64 Littleworth Road, (Tax Map G, Lot 2), located in the Commercial Manufacturing (CM) Zoning District, requests a Variance from **Sections 170-12.A** to allow a three story self-storage facility, where one story is allowed, and operating hours greater than 9:00 am to 9:00 pm.

John Bissan, attorney presented the case.

This is an internally accessed storage building more similar to a warehouse which would allow the height. He addressed the criteria for variance. The applicant is willing to accommodate the two staff conditions.

Board member questions:

How many units are proposed? Bill Gunnison from Bluebird storage anticipates 1400 units. The sizes vary from 5x5' to 10x30'.

Generally, is there more than one unit per customer, or 1400 customers? Many times customers have multiple units.

Public hearing open

Dave Bovee, 75 Littleworth Rd would prefer the land remain a farm or open land. Seems like there are lots of self storage places around. If something has to go in, he's not too concerned about it being a self storage unit except for losing the view due to the height. Some concerns about trucks being able to get in and out and turn around easily. It looks like a dead end road rather than a loop.

David Harvey, 73 Littleworth Rd asked if traffic studies have been done since the traffic in that area is very busy. Perry noted that will come in the next phase of approvals. He also asked for clarification with the hours of operation.

Lisa Nugent, 69 Littleworth Rd is concerned about the early hours seven days a week and wondered if that can be altered. She is also concerned about the size of the building.



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Joanne Fairchild, 77 Littleworth Rd is concerned about the neighborhood impact for the abutters and the lighting. Perry noted lighting will be addressed at the Planning Board.

Chad Kageleiry, property owner hears the concerns of the abutters, but pointed out that this use is about as soft a use in an industrial zone as there can be.

Planning Department recommendation: N. Kypfer noted staff supports the variance, based upon: the applicant intends to create an internally accessed structure; the centralized access point/layout reduces noise and controls visitation by users; and, the architecture of the building has been designed with an enhanced façade.

If the Board grants the variance, staff recommends two conditions:

1. The site plan shall include all representations made to the ZBA.
2. The site plan shall include the hours of 6am to 8pm Monday- Friday, 6am to 6pm Saturday and 6am to 4pm Sunday.

Public Hearing was closed.

Vice Chair Perry noted J. Burdin will vote for C. Prior.

J. Burdin asked for clarification about what the variance is for. D. Benton explained.

Motion: Sillitta moved to grant the variance with the staff recommended conditions based upon the representations made by the applicant and the testimony provided. Couturier seconded. Vote: U/A

4. ELECTION OF OFFICERS

Sillitta nominated C. Prior for Chair. Reagan seconded.

Reagan nominated O. Perry for Vice Chair. Sillitta seconded.

A ballot vote was taken, and the nominees were voted in unanimously.

5. OTHER BUSINESS

None

6. ADJOURN

Motion: Sillitta moved to adjourn at 7:33 pm. Couturier seconded. Vote: U/A