



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, November 21, 2024
Meeting Time: 7:00 pm

1. ATTENDANCE

Members Present: Rich Onufry, Anthony Sillitta (Vice Chair), Nicholas Couturier and Jackson Brown (Alternate)

Members Absent (Excused): Chris Prior (Chair)

Members Absent (Unexcused):

Staff Present: Donna Benton (Director of Planning and Community Development)

The Vice Chair called the meeting to order at 7PM

2. APPROVAL OF MEETING MINUTES OF OCTOBER 17, 2024

Motion: Brown moved to approve the minutes of October 17, 2024 as submitted. Seconded by Onufry. Vote: U/A

The Vice Chair noted only four members of the board are present, which is a quorum, but applicants will be given the opportunity to move forward with their hearing tonight or postpone to another date. Three members will need to vote in favor for a hearing item to pass. In the event of a denial, the applicant cannot use the fact that there wasn't a full board present as reason for rehearing.

3. HEARINGS

- A. *ZONE-2024-0043 Applicant: Tyler D. & Kathryn E. Goodwin, 49 Prospect Street, Tax Map 10, Lot 2-C, located in the Medium Density Residential District (R-12), requests a Variance from Section 170-12(c), to allow for a minor subdivision to create one (1) new lot with approximately 95 feet of frontage where 100 feet is required within the R-12 Zoning District.**

The Vice Chair explained the hearing process.

Bob Stowell, TriTech Engineering presented the item noting the uniqueness of the parcel includes that it is a 2-acre lot in the R12 zone, but for the size of the lot there is less frontage than usual.

There are at least eight other properties in the neighborhood with approximately 95' of frontage so once the subdivision occurs, it will maintain the character of the neighborhood.

He noted all variance criteria is met and is addressed in the materials submitted.

The survey hasn't been done yet, which is why the frontage request may not be exactly 95'.

Public hearing opened:

No one spoke

Planning Department input: this request is minimal- only 5' or less from the requirement. Staff is comfortable recommending approval for the variance with no conditions, but allowing 2' of leeway from the 95' frontage request.

Public hearing closed



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Motion: Couturier moved to grant the variance request to allow the frontage of 95' +/-2' without conditions as it meets the criteria. Brown seconded. Vote: U/A

B. *ZONE-2024-0045 Applicant: Simon D. J. Macalister, 9 Maple Street, Tax Map 30, Lot 66, located in Urban Density Multi Residential District (RM-U), requests a Special Exception through Section 170-12, Conversion to, or creation of Dwelling, 3-4 Family criteria, to allow for the addition of three (3) new dwelling units to an existing single-family dwelling.

The Vice Chair noted this hearing has been requested to be continued.

The board unanimously voted to continue the Special Exception hearing to December 19, 2024.

4. OTHER BUSINESS

D. Benton made announcements:

- George Reagan resigned from the ZBA
 - One application has come in and will be reviewed by the appointments committee
- New, recodified zoning code is up on the website- digitized
- All-boards meeting on January 14th

5. ADJOURN

Motion: Couturier moved to adjourn at 7:16pm. Onufry seconded. Vote: U/A