

MEETING MINUTES  
DOVER PLANNING BOARD  
SEPTEMBER 26, 1989

MEMBERS PRESENT: Harold Preston, Otis Perry, Mike McDonnell,  
Tom Forbes, Pete Bouchard, Jim Caliendo,  
Kevin Mone, Richard Lak.

MEMBERS ABSENT: Joseph Etelman

OTHERS PRESENT: Bill Collins, Steve Stancel, Joanna Childs

Meeting called to order at 7:10 PM.

ITEM #1: Approval of minutes

Tom Forbes motioned to approve.

Mike McDonnell seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a  
site review of land owned by the Dover Housing  
Authority, Assessor's Map 33, Lot 2 & 4, zoned  
RM-8, located on Whittier Street.

Otis Perry stepped down on this application.

Jack Buckley represented the application.

Tom Forbes motioned to accept the application.

Mike McDonnell seconded.

VOTE U/A

Public hearing opened.

No comment.

Public hearing closed.

Mike McDonnell motioned to approve.

Tom Forbes seconded.

VOTE U/A

Otis Perry resumed his chair.

ITEM #3: Public hearing by the Dover Planning Board and the Dover Historic District Commission on the proposed Historic District Ordinance and the Historic District Regulations.

Public hearing opened.

Richard Hill - Advanced Systems - stated that there was no foundation of support for the district. There has to be a choice between what the Historic District Commission believes and what they want. Questioned why changes to the regulations are made at the last minute? The HDC has been working on the proposal for two years, why all of a sudden are there changes? We get the impression that the rules can be changed at any time. Would like the basic goal to be accomplished, but would like the ordinance to be withdrawn. Instead of having a Commission, there should be a Board with people in the area on the Board, to ensure that the architecture within the City is preserved. He was against the ordinance.

Minna Hyde - the ordinance will discourage people from keeping up their homes. Who appoints the HDC? Feels that if any changes would be needed for their homes, and they had to go before the Commission, consultants would need to be hired. To much of a cost. She was against the ordinance.

Richard Whitney - 152 Locust Street - stated that he was opposed to the ordinance. Does not like the ability of someone to be able to tell him what to do with his home. Believes in self expression. He felt that the HDC had lost sight of its objective. Felt that an educational campaign was necessary. He urged the Planning Board not to accept this ordinance or regulations because all of the alternatives have not been investigated. Educate not regulate.

Ken Chadwick - 20 Elm Street - stated that he nor the neighborhood were in need of the HDC protection. Feels that the neighborhood has improved and does not want to see that changed. He is also offended by the way the HDC is presenting themselves to the neighborhood. This would be a financial burden on the neighborhood and it's residents. It would become "snobville". He was against the ordinance.

Kip Brooks - Elm Street - Feels that there is a "taking" of their rights. He did not feel that the HDC is being run correctly. The City needs to give a little. He was against the ordinance.

Thomas Wells - 91 Belknap Street - stated that the Dover Heritage Group is still interested in the ordinance. Where were the silent majority that were interested in the history of Dover? Felt that there were areas outside of the boundary that should have been included in the Historic District Zone.

David Waters - 19 Maple Street - stated that he does not live in the zone, but is in favor of the ordinance. Moved to Dover for the feeling of its historic value. Does not want to see it diminish.

Herb Matherson - 64 Silver Street - Felt that the ordinance was extremely restrictive. Stated that the City has put no investment into improving Silver Street. With the regulations there will be no relief to the property owners. He was opposed to the ordinance.

Barry Moore - 30 Silver Street - Likes the concept of the ordinance, but does not want someone telling him what to do with his home.

Francine Tupit - 9 Silver Street - Stated that she was on a limited income, and could not afford to go through the process if she wanted to. She was opposed to the ordinance.

Norman Champagne - 13 Church Street - At the last meeting he presented the HDC with a list of questions, that had never been answered, or the answers that were given were extremely ambiguous. Presented a petition with 125 signatures. He was opposed to the ordinance.

Dave Clements - 54 Silver Street - felt that the ordinance was too demanding. Wanted the HDC to have a little faith in the people buying the property. Felt there would be no positive effect with the ordinance. The ordinance will drive out the people who make the neighborhood. He was opposed to the ordinance.

James Koromilas - By regulating he felt the HDC was going in the wrong direction. Why should people be told what to do? Although the HDC is trying to promote a good idea, but not this way. For people who own their own homes, it is a major asset, and we do not want that taken away. He was opposed to the ordinance.

Fran Wells - wanted to thank the Commission for the work that they had done, however felt that an "Advisory Board" should be made up instead of the Commission.

Tim Pearson - In favor of architectural preservation, however felt that the ordinance was not the way to go about it. Financial help needs to be available, whether its CDBG funds or whatever.

Jim Shulte - Towle Ave - In favor of the Commission and the ordinance. Felt that the character needs to be preserved.

Nick Skaltsis - Eric Drive - Felt that the boundaries for the district were too large. Need to make it smaller, possibly 2 blocks. Wanted to know where the common theme was. Where

would the money come from for the rehabilitation of these homes? He was opposed to the ordinance.

Vicki Guy - 5 Lexington Street - for the ordinance, wished that it extended to her street.

Kerry Forbes - felt that the continuing imposition of regulations is becoming a burden. In favor of historic preservation, but not this way. Where is the money going to come from to do these projects? He was opposed to the ordinance.

Jim Marshall - 5 Spring Street - against the ordinance.

Ron Cowan - Chairman, Greater Dover Chamber of Commerce - not opposed to historic preservation, because it is needed, however, he is opposed to the ordinance. Feels that with a Planning Department, no new arm of government is needed. It takes away property rights.

Richard Marticello - against the ordinance. It is a financial burden to the property owners.

Public hearing closed.

Jim Caliendo motioned to adjourn.

Mike McDonnell seconded.

VOTE U/A

Meeting adjourned at 9:00 PM