

DOVER PLANNING BOARD
DISCUSSION OF REZONING NORTH OF WEEKS CROSSING
JULY 22, 1997
6:00 PM - 6:30 PM

MEMBERS PRESENT: Ron Cole, Otis Perry, Anthony McManus, Charles Maglaras, Mike Bobinsky, Reuben Hull, Dennis Ciotti (late)

MEMBERS ABSENT: Brian Preston, Paul Beecher

STAFF PRESENT: Steven Stancel, Planning Director and Jacqueline Freeman, Planning Secretary

Chairman Cole brought the meeting to order at 6:10 PM.

Ron Cole stated that the Board needs to make a determination as to what type of action should be taken for the land north of Weeks Crossing. He said the Mayor wants the Board to be pro-active rather than re-active. He said he would like a decision on whether the Board wants a series of meetings to interview citizens or whether to not pursue the rezoning. He said it should be done and done as soon as it can be done.

Reuben Hull stated he agrees we should get going on it, but he envisions an all encumbering neighborhood plan. He said this plan would be a tool to use and he sees it as a long term project over many months. He said the Board should come up with a plan with lots of input from the citizens, the business community and City Officials, etc.

Otis Perry said he feels the Board needs to rezone because residential zoning does not make any sense. He added the area is an outlet off the turnpike and contains a lot of commercial zoning already. He said he would like to see a zone that would force larger lots to reduce driveways and curb cuts. He said there is not enough time to conclude before political time begins, therefore, he would like to go to a new Council, shooting for some time in the New year because he can't see pushing it through at this time. He said he doesn't think it is a good idea to chip away at it like Central Avenue.

Ron Cole spoke on the need to sit down with Russ Thibeault, of Applied Economic Research, and to keep everything on the pond side as is.

Steve Stancel stated that we need to look at the pond side also. He said in looking at the area there are about 25 acres between 108 and 16B, and there is another 17 acres adjacent to Willand Pond. On the area between 108 and 16B, the average lot size is about 23,000 sq. ft. and in the area adjacent to Willand Pond the average lot size is about 13,000 sq. ft. He said the type of use that would go in there would be restaurants or office uses. He said the minimum lot size requirement would be approximately 2 acres, therefore, a minimum of 3 or 4 lots would have to be purchased and put together. Steve said he feels that we need a simplified performance zone where the minimum lot size would be 3 acres and 300 feet of frontage but if you wanted to

participate and share access, the acreage would drop down to 1 1/2 to 2 acres to encourage shared access ways. We could also have incentives for having parking in the rear and to the side. He said there is not a lot that you can do with this area. In terms of timing, Russ Thibeault has faxed his schedule and by August 21st all of his recommendations will be complete. Steve said a joint workshop with the Council could be set up in September to get his recommendations.

Anthony McManus stated this should be done as part of the revision of the Master Plan. He said he feels Peter Russel and Bob Foster had their lawyers in here to sell the Board on this rezoning. He said he felt it was done quickly and it ended up a piece meal deal. He felt it was not a well done project. He thought it was done to satisfy the demands of the moment without considering the overall effect on the City.

Mike Bobinsky likes the idea of soliciting feedback. He said he also likes the idea of neighborhood meetings and going out into the neighborhoods.

Otis Perry stated that we should be concerned with the high density districts in the City. He said that is probably a higher priority than this rezoning. He said the real issue that is facing the City right now is financing the residential area.

Steve Stancel stated he didn't feel the rezoning at Weeks Crossing was done piece meal. He said it took about 6 months to go through the process. He said as far back as the 1980's that area was identified to be rezoned and the reason it was not rezoned was because of the Weeks Traffic Circle.

6:33 PM Dennis Ciotti arrived.

Ron Cole closed the meeting to go into Executive Session.