

CITY OF DOVER

DOVER ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
 Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
 Meeting Date: **Thursday, February 19, 2009**
 Meeting Time: **7:00 pm**

1. ATTENDANCE

- Regular Members Present: Sam Reid, Frank Landford, Jim Kelley
- Regular Members Absent: Chair Masi Denison, Vice Chair Bill Colbath
- Alternate Members Present: Chris Prior
- Alternate Members Absent: Otis Perry
- Staff Present: Bruce Woodruff, Zoning Administrator and Jennifer Bretz, Recording Secretary

Meeting called to order at 7:07 pm.

Motion: Kelley made the motion for Landford serve as Acting Chair, Reid seconded. Vote: U/A

2. APPROVAL OF PRIOR MINUTES OF JANUARY 15, 2009

Motion: Landford made the motion to table the minutes, Kelley seconded. Vote: U/A

3. OLD BUSINESS

- A. Z 08-13 QUIDNET LLC & SIASCONSET LLC,(APPLICANT: RIDGEWOOD REALTY INC.), FOREST ST., A/K/A TAX MAP 24, LOTS 2 A-1 AND 2 A-2, ZONED RM-10, A MEDIUM DENSITY MULTI-RESIDENTIAL ZONE, REQUESTS A SPECIAL EXCEPTION AS PROVIDED BY THE TERMS OF ARTICLE VI, SECTION 170-25.1 AND ARTICLE XII, SECTION 170-52.C (3) TO CONSTRUCT A FOUR-FAMILY DWELLING ON EACH LOT.**

Reid recused himself due to a business relationship with the applicants.

John Sullivan, Ridgewood Realty, represents the owners, Quidnet, LLC & Siasconset, LLC. He stated that they are requesting a special exception in accordance with Article 6 170-25:1. He proceeds to go over the application.

Kelley stated he would like to know how the previous plans differ.

Bob Stowell, Tri Tech Engineering represents the applicant. He stated that there will be more intensive screening between the new properties and the abutters. There will be a vegetative screening on one side and a stockade fence on the other side. In regards to the Water & Sewer issue, Dave White, City Engineer, wrote a letter stating that all of the appropriate utilities were in place. He proceeded to go over the traffic evaluation.

Prior asked a question regarding visitor parking.

Kelley had a question regarding who maintains the fencing.

Motion: Landford, Prior and Kelley in favor of reopening the public hearing. Vote: U/A.

Public Hearing Open

In Favor - None

Opposed

Byron Cass, 36 Forest St., stated his biggest problem is with the stockade fence. He would not be able to get to the side of his house if the fence was in place. It is against fire code. It cuts off egress from the bedroom window. The applicants would not be able to maintain their fence without stepping onto his property and he would not be able to maintain the side of his house due to the fence being so close. He would like to see vegetation on his side as well.



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Kimberly Boulay, 46 Forest St, stated that she believes that there will be a traffic increase. Children are walking directly in Forest St. due to poor sidewalks. Most of the people in the neighborhood have small children. There is swampland behind her house that has a bad odor. She believes the developing of the area will make it worse. She would like to the special exception voted no on so they can keep the character of the neighborhood.

Nicole Cloutier, 50 Forest St, stated there are a lot of people that come to the area to go to Hancock Park. There are houses tucked in. There is a large drop-off to the swampy area. If the applicant puts filler into the swamp area, where will the water go?

Pauline Roberts, 24 Forest St, stated historically that is a wet area. It has created a gully. There is always water and mosquitoes near her house. That area could not take any more fill. It's stagnant water. The railroad property needs to be cleaned up. In the summer, the street is full of cars. Sometimes, Forest St. only allows for one car traffic.

Betts Davis, 58 Forest St, stated she is opposed to the development. The neighborhood would be significantly impacted by 8 units. In the winter, there is a parking ban, where will everyone park?

Liz Chamberlain, 44 Forest St, stated at the last meeting she had concerns regarding guest parking. Where the units are so close to the railroad, she sees college students renting the units. Renters will not care for the property like a property owner who lives on the property would.

Public Hearing Closed

Bruce Woodruff stated that this is a RM-10 zone. In multi-family zones you are allowed to have multi family homes. The applicant needs to prove that they meet the requirements. The Planning Department believes the applicant has met the general and specific requirements. When there was a traffic count done on Forest St, the police laid down a traffic counter and found 300-500 cars, going in and out, within 24 hours. By way of comparison, Horne St. has an average daily traffic of 2800 cars per day. This development is adding 46 vehicles per day. Woodruff asked the Stowell if it was going to the Planning Board?

Stowell stated yes but not for site plan review only for a Lot Line Adjustment.

Sullivan passes out a packet. (In file)

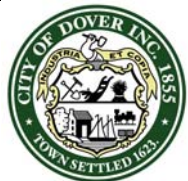
He stated the stockade fence is for their sake not the abutters. There are couches and beer cans on the abutting property.

Discussion ensued regarding the width of the road.

Prior asked what was being proposed for the swampy area.

Stowell stated it will remain the way it is.

Kelley stated that they meet the terms of the special exception but he can see why the neighbors would not want it.



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Prior stated they have a good plan, although there are some issues, they would be willing to change some things. It meets the requirements. They have responded to the issues that were from the last meeting.

Landford stated that he does not like the plan but it is allowed the way it is being proposed and they do meet the requirements.

Motion: Landford, Prior and Kelley in favor. Vote: U/A

4. NEW BUSINESS

A. Annual Election of Chairperson and Vice Chairperson will be held.

This item will be voted on at the March meeting.

5. OTHER BOARD BUSINESS

6. ADJOURN

Motion: Landford made the motion to adjourn at 8:08, Prior seconded. Vote: U/A

List of Members

Masi Denison-regular member
 William Colbath-regular member
 Frank Landford-regular member
 Sam Reid-regular member
 Jim Kelley-regular member
 Otis Perry-alternate member
 Chris Prior-alternate member

Term Expires

01-24-10
 10-23-09
 04-12-11
 11-12-09
 05-23-10
 02-08-09
 02-01-11