

**DOVER ZONING BOARD OF ADJUSTMENT  
MINUTES OF MEETING  
FEBRUARY 17, 2000**

**MEMBERS PRESENT:** Dean Trefethen, Chairperson, Bill Colbath, Co-Chairperson, Bob Mullan, David Ruoff, Doug Cummings, Tom Dolbec, John Murphy and Rick Callaghan

**STAFF PRESENT:** Thomas Clark, Building Official

**ITEM #1:**

A. Approval of minutes for regular meeting of January 20, 2000

**MOTION:**

Rick Callaghan made the motion to accept the minutes as presented.  
Bill Colbath seconded the motion.

U/A

**ITEM #2:**

**Z 99-23, Karen & Stephen Root, 15 Digby Ln., A/K/A Assessor's Map I, Lot 48-B-9.  
Review amendment to deed as condition of approval.**

Dean Trefethen reported that a letter was received from Karen Root that she sent to Mr. Wattendorf's office and has been recorded with the deed. If someone were to do a title search it would be with the deed. The question before the Board is whether or not this satisfies the requirements that were put on the Roots for the conditions of their variance.

**MOTION:**

Bill Colbath made the motion to accept the letter with the conditions as recorded with the Registry of Deeds.

Bob Mullan seconded the motion.

U/A

Bill Colbath stepped down from the next case due to a conflict of interest.

David Ruoff sat on this case.

**ITEM #3:**

**Z 00-4, Kevin Goodwin, 139 Back River Rd., A/K/A Assessor's Map I, Lot 40, zoned R-12 requests a variance from the terms of Article V, Section 170-16 to subdivide a parcel creating a lot with approximately ninety-six (96) feet of frontage along a public right-of-way where a minimum of one hundred feet (100) is required.**

**ZBA**  
**2/17/00**  
**PG. 2**

Kevin Goodwin stated that he read the written comments by Bruce Woodruff, City Planner, in regards to his application. He stated that he could rectify the square footage of the lot without any problem, and as far as the pool location, it is eleven (11) feet to the closest lot line. In addressing the Planning Department's comments, Kevin stated that he would prefer to table the case so that he would have more time to prepare his proposal and address the comments from the Planning Department.

Dean Trefethen asked the applicant if he is asking for time to change what he submitted on his application?

Kevin Goodwin stated that he did not have the pool on the surveyed plan and the square footage was not to addressed.

Dean Trefethen stated that what the applicant is requesting is relief from the frontage requirement and it appears as though he also needs relief from minimum lot size as proposed on his plan. Dean's concern with proceeding this evening is that the abutters that have been notified will be basing their comments on the proposed plan as opposed to what may or may not happen in the future.

John Murphy stated that he assumed the applicant just received the Planning Department's comments this evening and that there are some issues that need to be addressed.

Tom Clark stated that it was unfortunate that some of these issues came up just prior to the meeting. When he looked at the application it appeared to be in order. It was not until he and Bruce Woodruff did their inspection that these issues were noted.

The Board discussed either tabling, or not accepting the case.

**MOTION:**

John Murphy made the motion to not accept the case.  
Bob Mullan seconded the motion.  
U/A

Dean Trefethen advised the abutters present that all the abutters will be notified when the case will be heard.

**MOTION:**

John Murphy made the motion to adjourn.  
Rick Callaghan seconded the motion.  
U/A

ZBA  
2/17/00  
PG. 3

**List of members:**

**Term Expires**

Richard Callaghan – regular member	4/13/2000
William Colbath – regular member	10/23/2000
Robert Mullan – regular member	12/31/2000
Dean Trefethen – regular member	12/31/2000
Thomas Dolbec – alternate member	12/15/2001
John Murphy – regular member	12/31/2001
Douglas Cummings II – alternate member	1/22/2002
David Ruoff – alternate member	4/13/2002