

**DOVER ZONING BOARD OF ADJUSTMENT  
MINUTES OF MEETING  
FEBRUARY 15, 1996**

**MEMBERS PRESENT:** William Colbath, Vice Chairman, David Paolini,  
John Murphy, Robert Mullan

**STAFF PRESENT:** Thomas Clark, Building Official and Steve  
Stancel, Planning Director

Bill Colbath called the meeting to order.

**ITEM #1: NEW BUSINESS**

A. Approval of minutes for the meeting of January 18, 1996.

**MOTION:**

John Murphy made the motion to accept the minutes of the January 18, 1996 meeting.

David Paolini seconded the motion.

U/A

**ITEM #2: OLD BUSINESS**

**ITEM #3:**

A 96-3 Langdon Place of Dover, 60 Middle Rd., a/k/a Assessor's Map K, Lot 11-A, Zoned R-40 requests a Special Exception under the provision of Article VI, Section 170-25.4 and Article XII, Section 170-52.C.(3) for the expansion of a Congregate Care Facility.

Malcolm McNeill represented Langdon Place. Also present were Jean Trefethen, Administrator of Langdon Place, and Chris Jacobs, Site Engineer. The proposed addition will increase the types of service that will be available at Langdon Place. Malcolm described the types of service that are presently available in each buildings. The proposed addition will provide service to patients that are not ambulatory but bed-ridden, not requiring a hospital. The additional parking will be screened from the surrounding residential area. The requested use is essential and desirable to the public convenience or welfare to the older people of this community. There has never be any significant traffic or safety problems with regard to the site. The patients do not drive so there is no increase in traffic. The request

ZBA  
2/15/96  
Pg. 2

will not overload the public water drainage or sewerage system. This is on municipal water and sewerage. These issues will also be addressed by the Technical Review Committee. 107 units are proposed and this number complies with the spatial requirements contained in the ordinance. The parking and service areas are screened from the abutting residential units. The number of parking spaces required are 125 and 126 will be supplied.

John Murphy - Asked if a Certificate of Need is required. In terms of the traffic flow for visitation, is this being provided for?

Malcolm McNeill - Yes a Certificate of Need will be required as to the number of units being proposed. In terms of visitation parking, this has never been a problem. These patients do not get a lot of visitors and some are taken out for visits.

John Murphy - Asked applicant if he would like to proceed even though only four (4) Board members were present.

Malcolm McNeill - He was aware that only four members were present and would like to proceed with the request.

**MOTION:**

John Murphy made the motion to accept this case.  
David Paolini seconded the motion.  
U/A

**PUBLIC HEARING OPENED**

Steve Stancel - The Planning Dept. is in favor of this proposal. The use is essential and desirable to the public needs and welfare. As the population grows older assisted housing is required and Langdon Place provides this need. In terms of job creation, it will be going from 40 to 69 employees. There is also a significant tax revenue generated from this facility. The Planning Dept. feels that Langdon Place will not create undue traffic congestion. The requested use will not overload any water and sewerage system or any other municipal systems. The parking in the service areas are adequately screened. These issues will be reviewed in the Technical Review process.

ZBA

2/15/96

Pg. 3

**PUBLIC HEARING CLOSED**

**MOTION:**

John Murphy made the motion to grant the Special Exception.  
David Paolini seconded the motion.  
U/A

Thomas Clark - In regards to the Building Code Board of Appeals, an application has been received but not in time for February's Agenda. Would the Board like to begin the next meeting either one half hour earlier or start at 7:00 with the Building Code Board of Appeals followed with the Zoning Board of Adjustment. It was agreed that the next meeting would begin at 7:00 with the Building Code Board of Appeals. However, if there are several requests for the Zoning Board of Adjustment, then perhaps the meeting should begin at 6:30.

**MOTION:**

John Murphy made the motion to adjourn.  
Bob Mullan seconded the motion.  
U/A