

DOVER PLANNING BOARD  
MINUTES OF MEETING  
APRIL 13, 1993

MEMBERS PRESENT: Lionel Martel, Parks Christenbury, Doug Steele, Dan Markey, Bob Corsetti, Brian Preston, Paul Beecher (late)

MEMBERS ABSENT: Ron Cole, Jim Richards

STAFF PRESENT: Bill Collins, Planning Director and Jacqueline Freeman, Recording Secretary

Chairman Corsetti brought the meeting to order at 7:00 PM.

ITEM #1: Approval of minutes.

Dan Markey made the motion to approve.

Brian Preston seconded.

VOTE U/A Parks Christenbury - abstained

ITEM #2: Consideration of acceptance of an application for a conditional use for a boat dock permit at Brickyard Estates, Assessor's Map M3, Lot 90D-9, zoned R-40, located on Middle Road and Dover Neck Road.

Paul Danis represented the dock permit application. He stated that all permits were in place.

Dan Markey made the motion to accept the application.

Doug Steele seconded.

VOTE U/A

The public hearing was opened.

Paul Danis stated he would take any questions.

There were no questions.

The public hearing was closed.

Mr. Beecher took his seat on the Board.

Lionel Martel made the motion to approve.

Dan Markey seconded.

VOTE U/A

ITEM #3: Consideration of acceptance of an application for a minor subdivision of land for Robert Foster, Assessor's Map L, Lot 96, zoned R-20, located at 254 Dover Point Road.

Bob Stowel represented the application. He stated that prior to purchasing the property a variance was granted to create a lot without proper frontage. He stated that they have received a driveway permit from the State and they will be tying into water and sewer.

Dan Markey made the motion to accept the application.

Doug Steele seconded.

VOTE U/A

Bill Collins stated that the staff is recommending approval of the application with the conditions that the owner signs the plat and that the coordinates of the property corners be provided on the plan if practicable.

The public hearing was opened.

Moxie Grimes, 250 Dover Point Road, asked to look at the subdivision plan. He then stated that he had no objections to the subdivision.

The public hearing was closed.

Dan Markey made the motion to approve with the following conditions:

1. The owner's signature appear on the plat.
2. That coordinates of the property corners be provided on the plan if practicable.

Brian Preston seconded.

VOTE U/A

ITEM #4: Consideration of acceptance of an application for a conditional use permit to build within a Conservation District by Mark Valliere, Assessor's Map 31, Lot 3A, zoned RM-8, located on Fourth Street.

This item was withdrawn by the applicant.

ITEM #5: A request from Public Service of New Hampshire for permission to take down two small trees (6" - 8" diameter) in front of #430 Old Garrison Road, which is a Scenic Road.

Bill Collins stated that approximately ten years ago the residents of Old Garrison Road petitioned the City to declare the road a Scenic Road. Because of it's "Scenic" status, a public hearing must be held and the approval of the Planning Board must be obtained before any work can be done along the road.

The public hearing was opened.  
There were no comments.  
The public hearing was closed

Dan Markey made the motion to approve to cut down the two trees.

Brian Preston seconded.

VOTE U/A

**ITEM #7: Old Business.**

**a. Business Visitation Program**

Bob Corsetti stated that Ron Cole showed an interest in the program and volunteered. Bob asked if anyone else wanted to volunteer. There were no responses.

**b. Third one year extension of approval for Woodmere subdivision, located on Longhill Road.**

Jeff Ojala represented Woodmere and stated the extension is needed because of the economic times.

Bill Collins stated that the staff is recommending approval of the extension because it meets all the criteria.

Dan Markey made the motion to approve the one year extension.

Doug Steele seconded.

VOTE U/A

**ITEM #8: New Business**

**1. City approval of boat dock applications**

Bill Collins stated that it takes an applicant approximately 15 months to receive boat dock permits from the Army Corps of Engineers and the State and another three weeks to get through Planning. He said there is a redundancy in reviewing these applications. He stated that an amendment to the Zoning Ordinance is needed to eliminate the process. Bill went over the process that must be followed when making an amendment to the Zoning Ordinance.

Lee Martel stated that maybe we need to amend the way we amend things.

Bill Collins stated that the Board can wait until there are several amendments to be made thereby saving on the mailing cost.

Bob Corsetti asked the opinion of the Board and the consensus was that it should be placed on the list of amendments.

**2. Elderly Housing Amendment**

Bob Corsetti stated that the City of Dover only has Nursing Home uses for the elderly and this amendment would allow for different types of elderly uses in residential zones.

Ron Pfeiffer stated that he is looking at starting an elderly assisted care facility in his home. He stated that his property has approximately one acre (40,000 sq.ft.). He stated that his wife has been an RN for 17 years and he is in the human services field. They were told that they could do what they wanted to with their home and now they are confused as to what they can or cannot do. He stated the amendment as it stands now would not be good for him because it would only allow one bed per 10,000 sq ft. and he wanted five, potentially 6 bedrooms. He stated that the State has no problems with his house. He said there is definitely a need in Dover as people are forced to go to out of town. He feels that this type of home can help a community. He stated that the 10,000 sq. ft. would have to be reduced to 6,000 sq. ft. per bedroom to benefit him and he asked that the Board give it some thought.

Lee Martel stated he was concerned with running this type of home on a septic system.

Parks Christenbury stated this amendment would allow this gentleman to make a living out of his home. He stated that he would like to get a sewer line out to these areas.

Bob Corsetti asked if the Board would like to form a committee or have a workshop on this issue.

Parks Christenbury stated that Mr. Pfeiffer has been waiting a long time and he would like to see a workshop.

Ron Pfeiffer stated he is not trying to rush anyone. He stated that Ms. Jarvis and Ms. Robinson who work for the State would be glad to come down and help the Board on this issue.

Lee Martel suggested that the Elderly Housing Amendment be put on the next agenda if it's not too busy. He said if it is too busy a workshop could be held right after.

### 3. Street lights in new subdivisions

Bill Collins stated he would get something down on paper regarding street lights and bring it back at some other meeting.

### 4. Parking requirements

Bill Collins stated he is suggesting deleting the formula for

parking from the Zoning Ordinance and leaving the parking in the Site Review Regulations where there is more flexibility. He stated that if we were to work totally within the Site Review Regulations we would be able to address the issues more clearly and more creatively.

Bob Corsetti and Lee Martel agreed.

Bob Corsetti stated that the Board could make this a recommendation also.

Dan Markey made the motion to adjourn.

Lee Martel seconded.

VOTE U/A

Meeting adjourned at 8:00 PM.