

DOVER PLANNING BOARD
MINUTES OF MEETING
JUNE 8, 1993

MEMBERS PRESENT: Dan Markey, Bob Corsetti, Doug Steele,
Patti Torr, Brian Preston, Ron Cole, Paul
Beecher

MEMBERS ABSENT: Lionel Martel, Jim Richards

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

Bob Corsetti brought the meeting to order at 7:01 PM.

ITEM #1: Approval of minutes.

Paul Beecher moved to approve the minutes.
Doug Steele seconded.

VOTE U/A Corsetti, Torr, Preston - Abstained

ITEM #2: Consideration of acceptance of an application for a
site plan approval for a church addition by Dover
Baptist Church, Assessor's Map 1, Lots 37, 38 and
44, zoned RM-6, located at 151 Washington Street

Dan Lynch represented the applicant. He stated they are
adding approximately 55 sq. ft. to the back of the church and
are altering the driveway location and providing handicap
accessibility. The addition will include a bathroom,
kitchen and all-purpose room.

Ron Cole made the motion to accept the application.
Patti Torr seconded.
VOTE U/A

Bill Collins read the staff recommendations.

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

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

1. Provide a rim elevation for the manhole in Fayette Street
so that the City Engineer can determine if adequate cover
will be provided to the proposed drain pipe.
2. Provide the owner's signature on the plan.

Brian Preston seconded.
VOTE U/A

ITEM #3: Consideration of acceptance of an application for a minor subdivision of land for E & E Properties, Assessor's Map L, Lot 81, zoned R-20, located at 207 Dover Point Road.

Steve Entenmen represented E & E Properties. He stated that originally it was three parcels and then consolidated in 1946 to make one lot.

Dan Markey made the motion to accept the application.
Ron Cole seconded.
VOTE U/A

Bill Collins gave the staff recommendations. He said that Oak Lane is not officially a City Street but has been maintained by the City for a long period of time and he recommends treating it as one.

Steve Entenmen stated that he investigated the history of the street and he received the same opinion from Public Works.

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

Ron Cole made the motion to approve with the following conditions:

1. Revise the title of the plat to include the address of the parcel.
2. Provide driveway and utility easement documents for recording with the plat.
3. Coordinates of the property corners that are tied to the City's control marker be provided on the plat.

Brian Preston seconded.
VOTE U/A

Patti Torr - Abstained

ITEM #4: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Agway, Inc., Assessor's Map 16, Lot 38, zoned UMUD, located on Mill Street.

Atty. Donald Bryant represented the applicant, Sawyer Mills Inc. He stated that Sawyer Mills Inc. will acquire the property after the minor lot line adjustment.

Dan Markey made the motion to accept the application.
Doug Steele seconded.
VOTE U/A

Mrs. Leona Auld, an abutter, stated that she would like a

delay on this item until she can have a surveyor settle a problem with her property. She said that Agway bought the property from the State and wanted to know why she wasn't notified.

Atty. Bryant stated that Agway bought the property from the railroad in September of 1989. He said that the railroad, as an owner can convey the property to whoever they want. He said there is no legal significance at this time but the sale price was \$190,000.

The public hearing was closed.

Dan Markey made the motion, as a courtesy to Mrs. Auld, to table the item until she has the opportunity to get an attorney.

Ron Cole seconded.

VOTE 2 - 5
For - Markey and Cole
Against - Corsetti, Steele, Torr,
Preston, Beecher

Ron Cole made the motion to approve with the condition that the owner's signature and a north arrow is provided on the plat.

Brian Preston seconded.
VOTE U/A

ITEM #5: Public hearing on and consideration of amendment to the Dover Zoning Ordinance that pertain to Group Homes for Minors, Housing for the Elderly and Dimensional Regulations for Handicapped Accessibility additions.

Bob Corsetti explained the proposed amendments to the Zoning Ordinance.

Chairman Corsetti opened the public hearing.

Atty Jim Schulty, 2 Tole Ave, represented the Dover Group Home. He said that the Dover Group home has a good record. The home is well organized and well regulated. It is the only home of its type in the region and the City has an obligation. He stated it would need a Special Exception and urges adoption of the ordinance.

Norm Champaign, 4 Church St., stated he is not opposed to Group Homes but wanted to express some concerns. He stated that the State of NH has no facility for youthful sex offenders and a group home may fill this need. He stated that there should be language in the amendment that would not allow delinquents or sex offenders in these homes. Mr.

Champaign felt that the ordinance should be for group homes for abused and neglected children only.

Bob Corsetti stated that the State labels the various group homes as General, Intermediate and Intensive Group Homes. Bob also stated that the abused and neglected children may have become delinquent.

Mr. Ronald Pfeiffer, 554 Sixth Street, stated that incarceration of children will not help. He said that all types of Group Homes should be allowed. He said that he came tonight mainly to speak for the Elderly Housing to say that the 5 bedroom limitation should be excluding the staff bedroom. He said that people are forced to go to Barrington, Rochester or Portsmouth because there is no place in Dover. He is requesting to drop the Special Exception because it would be a shame to have a home rejected because of public sentiment. He stated that NH is way behind in public consciousness and he is opposed to institutionalizing people.

Ed McCabe, Councilor, stated that Group Homes is a very serious issue to a lot of people. They are not afraid of abused or neglected kids but are terrified that the nature of the homes may change to violent kids. He thinks that safeguards should be put in because there are some children that should be locked up like adults. He stated that no one seems to mind the elderly but on the other hand if sexual offenders are next door it would affect the whole street.

Earle Goodwin, Arch Street, asked if having the multifamily zones singled out is discrimination.

J.P. Nadeau, represented his father, Jim Nadeau, who owns property at 350 - 358 Washington St., stated that there is a minimum but he would like to see a maximum put into the Elderly Amendment. He said that zoning should be more in favor of the property owners.

Chris Wyskiel, represented Ray Martineau, owner of property on Gilman St., near the hospital. He stated that Elderly uses should be allowed in the Office Zone around the hospital, where the elderly could walk to shopping and to the hospital. He feels that allowing Adult Day Care and Group Homes by Special Exception in the Office Zone is being inconsistent. He said that it should be changed to follow the Master Plan.

Jim Koromilas, 36 Summer St., wanted to go on record as being against the entire amendment.

Tim Robinson, 53, Fifth Street, stated he was raising a family and doesn't want his kids to be subjected to children who may be in a Group Home.

Alan Avery, 29 Fifth Street, was opposed.

Linda French, of the Dover Group Home, stated that in General and Intermediate Group Homes the children are educated in public schools and go to doctor appointments. In Intensive Group Homes the children are educated on the premises and the doctors come to the home.

Everet Mitchel, 22 Cady Lane, stated that any application should be presented on its individual merits and explained why it is so important for it to be allowed.

Mr. Pheiffer is in favor of Intensive Group Homes also.

Mike McDonnell, 136 Silver St., stated that the proposal as submitted needs work. He said there are a lot of land and social issues that are very significant.

Paul Beecher made the motion to recess the public hearing and to continue it at a later date.

Patti Torr seconded.

Bill Collins suggested that a workshop be held on the night of the June 22, 1993 meeting and reconvene the public hearing on July 13, 1993.

VOTE U/A

ITEM #6: Old Business

- a. Consideration of an application for a minor subdivision of land owned by Federal Savings Bank, Assessor's Map A, Lot 52, zoned R-40, located on Long Hill Road.

Kevin McEneaney represented the applicant.

Dan Markey made the motion to remove this item from the table.

Ron Cole seconded.

VOTE U/A

Ron Cole made the motion to approve with the following staff recommendations:

1. Provide the owner's signature on the plat.
2. Submit the conservation easement documents for recording with the plat.
3. Revise note 3 and the drawing to reflect the I-4 zoning district.

Brian Preston seconded.

VOTE U/A

ITEM #7: New Business

Ron Cole spoke of a meeting of the Strafford Regional Planning Commission.

Jean Conte, 14 Philip St., stated she came to the meeting in regard to the Dimensional Regulations for Handicapped Accessibility Additions.

Bill Collins stated that the amendment is attempting to allow handicap structures to be built within the building setbacks with the following conditions:

1. Adjacent property owners be notified.
2. There is no alternative.
3. The structure does not create a hazard.

Dr. Melvin Prostkoff, 17 Central Commons, urged the Planning Board to look at this issue as an independent item.

Ron Cole made the motion to adjourn.

Brian Preston seconded.

VOTE U/A

Meeting adjourned at 9:00 PM.