

DOVER PLANNING BOARD
MINUTES OF MEETING
JULY 13, 1993

MEMBERS PRESENT: Ron Cole, Jim Richards, Lionel Martel,
Parks Christenbury, Doug Steele, Brian
Preston, Bob Corsetti, Paul Beecher, Bob
Bellmore, and Martin Smith

MEMBERS ABSENT: Dan Markey

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

Chairman Corsetti brought the meeting to order at 7:00 PM.
He introduced Bob Bellmore and Martin Smith, the new Planning
Board alternates. Bob Bellmore took Dan Markey's place on
the Board.

ITEM #1: Approval of minutes.

Ron Cole made the motion to approve the minutes.
Doug Steele seconded.

VOTE U/A Abstained - Bob Bellmore

ITEM #2: Consideration of acceptance of an application for a
minor lot line adjustment of land owned by Walter
Fischer and Ruth Murray, Assessor's Map 36, Lots
21T and 24, zoned R-12, located on Wedgewood Avenue
and Bartlett Street.

Kevin McEneaney represented Mr. Fischer and Mrs Murray. He
stated that they will be adding a section to one lot to make
it buildable and giving the larger lot a triangular piece to
give it enough frontage for future development. Kevin also
requested that the Board grant a waiver of the requirement to
survey the remaining land owned by Mrs. Murray as there are
no plans for development at this time.

Paul Beecher made the motion to accept the application.
Ron Cole seconded.

VOTE U/A

Bill Collins stated that the Planning staff recommends
approval and is not opposed to the waiver.

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

Parks Christenbury made the motion to approve with the
waiver.

Ron Cole seconded.

VOTE U/A

ITEM #3: Continuation of public hearing on consideration of amendment to the Dover Zoning Ordinance that pertains to Group Homes for Minors and Housing for the Elderly.

Ron Pheiffer, 554 Fifth Street, had a question on the zoning of Elderly Assisted Care Home if it involved fewer than six elderly persons.

Bob Corsetti stated it would be regarded as a single family home.

Attorney Cox, representing the Dover Group Home, stated that he is in favor of the Group Home Amendment. He introduced Linda French of the Dover Group Home.

Linda French, 86 Old Madbury Lane, stated that she understands the concerns. She stated the need of this type of homes in residential neighborhoods.

J.P. Nadeau, represented James Nadeau who owns property at 348 Washington St. He stated he is opposed the Elderly Assisted Care Home as drafted because it encompasses more zones than is needed and thinks it is intrusive.

Bob Corsetti stated that it is permitted only in three zones and a Special Exception is needed in the other zones. He added that the elderly are considered good neighbors.

J.P. Nadeau stated that he does not like the language and does not know what incidental support services means.

Ron Cole stated that each case will go before the ZBA and each case will be taken on an individual basis.

J.P. Nadeau stated that if they meet the requirements you have to give them a stamp of approval.

Bill Collins stated that in order to receive a special exception they must meet the following conditions:

1. The use is essential or desirable to the public convenience or welfare.
2. The use will not create undue traffic congestion, or unduly impair pedestrian safety.
3. The use will not overload any public water, drainage or sewerage system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the city will be subjected to hazards affecting health, safety or the general welfare.

Ray Martineau, of McCone Lane, stated that the Office zone should be more dense. He stated that he would like to see the amount of beds be regulated by City services, traffic etc. Ray felt that one bed for 2,500 sq. ft. of land is overly restrictive for the Office Zone which is very limited.

Ron Pfeiffer stated that you need a larger building to house people in a nursing home rather than Elderly Housing.

Parks Christenbury stated that the staff should work with Ray Martineau to come up with a solution.

Bill Collins stated that he checked out the existing nursing homes and found they could have been built according to this ordinance.

Councilor McCabe wanted to know exactly what changes have been made to the ordinance.

Bill Collins went over the changes.

Parks Christenbury stated that these changes are the most thought out in the history of Dover and should go forward to the Council.

Paul Beecher stated that every decision the Planning Board has made has been well thought out.

Ron Cole stated that it is environmentally good for the elderly to be in residential zones.

The public hearing was closed.

Paul Beecher stated that Councilor Christenbury can schedule the ordinances for the 1st reading and have the Council work out the 2,500 sq. ft. issue.

Paul Beecher made the motion to approve the ordinances as written and let the Council adjust and make the final decision regarding the square footage in the Office zone of the Elderly Ordinance.

Brian Preston seconded.

Bob Corsetti found it was the consensus of the majority of the Board to reduce the square footage.

VOTE U/A

Abstained - Bob Bellmore

ITEM #4: New Business

Request from Diane and Christopher Caverly for permission to remove the restrictive easement that

was placed on their property at 229 Spruce Lane
Extension, Assessor's Map J, Lot 6-1.

Christopher Caverly stated that the property was subdivided in March 1992 with the restrictive easement that no further development of the property could be made unless a State approved septic system or City sewage where brought to the site. He stated that they are presently having a plan engineered which would run a force main up Spruce Lane Extension and would like the Board to remove the restrictive easement so they may obtain proper approvals and a building permit.

Bill Collins stated that the Planning staff recommends approval of this request to amend the conservation easement subject to the following conditions:

1. The City Engineer approve the design plans for the force main.
2. The City Council grant the applicants the right to construct the sewer main in the City ROW.
3. The lot meet all other zoning regulations that pertain to it for building purposes.

Parks Christenbury made the motion to approve the request with the above referenced Planning staff recommendations.
Ron Cole seconded.

VOTE U/A

Bill Collins stated that a draft of the Adult Entertainment Ordinance was handed out for their review and added that the Planning and Police Departments would like to go forward with this type of amendment. He said it would be put on the July 27, 1993 agenda.

ITEM 6: Adjournment

Ron Cole made the motion to adjourn.
Doug Steele seconded.

VOTE U/A

The meeting was adjourned at 8:00 PM.