

PLANNING BOARD
MINUTES OF MEETING
NOVEMBER 24, 1992

MEMBERS PRESENT: Lionel Martel, Joe Etelman, Parks
Christenbury, Dan Markey, Ron Cole, Bob
Corsetti, Mike McDonnell

MEMBERS ABSENT: Paul Beecher, Jim Richards, Kendra Maroon

STAFF PRESENT: Bill Collins, Jacqueline Freeman - Recording
Secretary

Meeting brought to order at 7:01 PM.

ITEM #1: Approval of the minutes of November 10, 1992.

Mike McDonnell stated that under Item 5, on page 4, the second sentence should read as follows: He feels that businesses that are out of the downtown area should have the same privileges.

Ron Cole made the motion to accept the minutes as amended.
Lee Martel seconded.

Vote U/A Dan Markey - Abstained

ITEM #2: Consideration of acceptance of an application for a minor lot line adjustment of land owned by Laurea Nugent and Joel and Carol Fraser, Assessor's Map 40, Lots 38C and 38F, located on Willand Avenue.

Ken Moore, represented the owners and explained the lot line adjustment.

Public hearing opened.

No comments.

Public hearing closed.

Ron Cole made the motion to approve.

Bob Corsetti seconded.

VOTE U/A

ITEM #3: Old Business

a. Discussion of Zoning Amendment for Elderly Housing.

Bill Collins went over the proposal.

Discussion ensued.

It was the consensus of the Board that no action be taken and the item be brought up again after the holidays.

Mike McDonnell stated that there is no longer a need for the Planning Board Subcommittee on the CIP. The subcommittee stimulated an initiative at the City Council level and the City Manager's office to revamp the CIP process.

ITEM #4: New Business

a. Land Use Map Update - Strafford Regional Planning Commission

Jay Pruit of the Strafford Regional Planning Commission said that they are in the process of updating a land use map and he is looking to set up meetings with individuals that could give him some land use information. The information he now has is from the 1987 aerial photos. He said that once this is done, each town will receive a copy of the finished land use map.

Bill Collins spoke on two alternative ideas for allowing temporary signs in the B-3 Thoroughfare District. He said these were just ideas, he is not advocating them. Alternative 1, allows one temporary sign per commercial development containing three or more distinct and separate business establishments. Alternative 2 allows temporary signs in the B-3 District for the first six months after the startup of a new business. He said that the businesses that illegally have the signs are attracting a lot of attention, but if every one else is allowed a sign they will all blend in together. This change in the Sign Ordinance will necessitate a mailing to everyone located in the B-3 Zone.

Parks Christenbury stated that he feels there are only a few businesses that would take advantage of the temporary signs. He said that the present sign ordinance was enacted in the 1980's when things were booming. He stated that he doesn't want to see flashing lights, strobes or rotating lights.

Mike McDonnell stated that Dover now has quality signs that look good. He said that established businesses that are relocating within the City should also be considered.

Bob Corsetti stated that he is willing to consider anything that would help businesses. He didn't think it would cause a catastrophe and said it could be changed back if it doesn't work.

Bill Collins stated that it would make him feel better if there was a way that in 9 to 12 months the sign ordinance would have to come back in for a review.

This item will be acted on at a future public hearing in

January or February.

It was the Board's consensus not to hold a meeting on December 22, 1992.

Ron Cole made the motion to adjourn.
Bob Corsetti seconded.
VOTE U/A

Meeting adjourned at 8:06 PM.