

DOVER PLANNING BOARD  
MINUTES OF MEETING  
SEPTEMBER 24, 1991

MEMBERS PRESENT: Kathy Chalue, Lionel Martel, Jim Caliendo,  
Mike McDonnell, Patti Torr, Joe Etelman,  
Dan Markey, Jim Richards - Jim Jalbert  
(late)

MEMBERS ABSENT: David Wright

ALSO PRESENT: Bill Collins, Jacqueline Freeman -  
Recording Secretary

Meeting brought to order at 7:08 PM.

ITEM #1: Election of Chairman.

Jim Caliendo made the motion to nominate Mike McDonnell for  
Chairman.

Joe Etelman seconded.

VOTE U/A

Kathy Chalue and Dan Markey sat on the Board.

ITEM #2: Approval of minutes of September 10, 1991.

Jim Richards made the motion to accept the minutes as  
presented.

Dan Markey seconded.

VOTE U/A Abstained - Jim Caliendo & Patti Torr

ITEM #3: Consideration of acceptance of an application for a  
minor lot line adjustment of land owned by Robert  
Landry and Mary & Joseph Landry, Assessor's Map 33,  
Lots 92 & 94, located on Iona Avenue.

Robert Landry stated that the lot line adjustment was  
necessary for the future construction of a garage within the  
setbacks.

Patti Torr made the motion to accept the application.  
Jim Caliendo seconded.

VOTE U/A

Public hearing opened.

No comments.

Public hearing closed.

Patti Torr made the motion to approve.

Kathy Chalue seconded.  
VOTE U/A

ITEM #4: Consideration of acceptance of an application for a conditional use permit by Daniel Philbrick, Assessor's Map N, Lot 14L, zoned RM-12, located on Fairway Drive.

Daniel Philbrick stated that he has received all the necessary permits.

Kathy Chalue made the motion to accept the application.  
Jim Caliendo seconded.  
VOTE U/A

Jim Jalbert came in at this point.

Public meeting opened.  
No comment.  
Public meeting closed.

Jim Caliendo made the motion to approve.  
Kathy Chalue seconded.

VOTE U/A - Jim Jalbert abstained

ITEM #5 a. Discussion and vote on a minor lot line adjustment of land owned by Stan Robbins and the City of Dover, located on Walnut Street.

Bill Collins stated that the lot line adjustment is needed to gain sufficient right-of-way for the project to connect Locust St. with Chestnut St. He said that this project should make the intersection of Washington and Locust Street safer.

Mike McDonnell reopened the public hearing.  
No comments.  
Public hearing closed.

Jim Richards made the motion to approve subject to the following conditions:

1. Surveyor stamp and signature be added to the plan.
2. Signatures of the co-applicants be added to the plan.
3. Lot lines that are to be deleted be so labeled and new lot lines to be added be so labeled.

Jim Jalbert seconded.  
VOTE U/A

ITEM 5 b. Update of the Concord to Spaulding Turnpike project.

Bill Collins referred to the Spaulding to Concord Phase II map on the wall. He explained how this map evolved from a prior map that had a hundred different routes. The Phase II map shows 6 potential points of termination on the Spaulding Turnpike. He stated that there are problems with all three alternatives relating to Dover. DOT is looking for comments on these alternatives. After giving the pros and cons of all the alternatives, Bill stated he is recommending the Board not endorse any of the alignments but endorse a termini along the Spaulding Turnpike and which further includes the upgrade of existing Route 9 to a point of termination on the Spaulding Turnpike in the approximate location of the City proposed interchange known as Exit 8A.

Jim Caliendo made the motion to support the plans for the road from Concord to Spaulding Turnpike that incorporates multiple termini along the Spaulding Turnpike and which further includes the upgrade of existing Route 9 to a point of termination on the Spaulding Turnpike in the approximate location of the City proposed interchange known as Exit 8A that ends at Reyners Brook and Blackwater Brook.

Jim Richards seconded.  
VOTE U/A

ITEM #6 a. Discussion and authorization for public hearings for Zoning amendments to modify dimensional requirements for restaurants in the B-3 Districts and to rezone River Street property to CWD.

Bill Collins stated that the Planning staff is recommending the following zoning amendments:

1. Day care facilities be allowed as a permitted use in the ETP zone. When amending the Zoning Ordinance in the past to allow day care facilities throughout the City, the ETP zone was inadvertently overlooked.
2. Allowing a clinic in the B-2. Presently there is a fine line of distinction between a doctor's office and a clinic. Offices are allowed in the B-2 zone while the clinics presently are prohibited. Because the downtown B-2 zone is a logical place for both offices and clinics, staff recommends that clinics be allowed in the B-2 zone.
3. Elimination of a footnote attached to restaurants in the B-3 zone that requires 60,000 square feet of land area, 150 feet of frontage and 25% green space. While this footnote has been in the ordinance for some time, its purpose is unknown. Staff recommends that restaurants be held only to the same dimensional requirements as the

other uses in the B-3 zone.

4. The City has received a petition from a downtown landowner requesting the Zoning Ordinance be amended to allow churches in a B-2 zone. Despite several churches in the downtown B-2 and office zones, this use currently is not allowed and all existing churches remain as non-conforming uses. The staff supports this change for both B-2 and Office zones.

Bill Collins stated that he is holding off on the rezoning of the River Street property to CWD for further study. He is asking that the Board recommend to send Items 1 through 4 to a public hearing.

~~Jim Richard made the motion to recommend to send to public hearing the following amendments:~~

1. To allow Day Care in the ETP zone.
2. To allow Clinics in the B-2 and Office zones.
3. Restaurants be held to same dimensional requirements as the other uses in the B-3 zones.
4. Churches be allowed in the B-2 zones.

Jim Jalbert seconded.  
VOTE U/A

Jim Richards asked what was happening with the extensions of site plans and subdivision plans.

Bill Collins said that he will have something by the next meeting.

Patti Torr stated that a letter should be sent to Thom Forbes thanking him for his service on the Board. She also wanted to make it clear that the Chair was to fill the remainder of Thom Forbes' term only.

Discussion ensued on whether or not all the Strafford Regional Planning Commission seats were filled. The members on the Commission are Thom Forbes, Patti Torr, Howard Williams and Barry Maddix.

Jim Jalbert made the motion to adjourn.  
Joe Etelman seconded.  
VOTE U/A

Meeting adjourned at 8:00.