

DOVER PLANNING BOARD  
NOTICE OF PUBLIC MEETING

The Dover Planning Board will hold a public meeting on Tuesday, March 10, 1987 at 7:00 P.M. in the Council Chambers of the Municipal Building in Dover New Hampshire.

Item #1: Public hearing on proposed twenty-one (21) Amendments to the Zoning Ordinance. Proposed amendments are designed to make the City's Zoning Ordinance consistent with State Statues, eliminate contradictions, and clarify vague provisions. Full text of the proposed ordinance is available in the Planning Office; Notice of this public hearing has been recently published in Foster's Daily Democrat.

Item #2: Public hearing on the proposed amendment to the Site Review Regulations. Proposed amendment will add parking requirements for elderly multi-family and rooming house projects. Full text of the proposed ordinance is available in the Planning Office: Notice of this public hearing has been recently published in Foster's Daily Democrat.

Item #3: Consideration of acceptance of an application for a major subdivision of land owned by The Development Group. (Applicant: Barbara Richard). Assessor's Map 36, lots 16 and 15, zoned R-12 on Glenwood Avenue.\* (Northam Heights; 12 lots).

Item #4 Consideration of acceptance of an application for minor subdivision of land owned by James Gitschier. (Applicant: Robert Gitscher), Assessor's Map J. Lot 16, Zoned R-40 on Piscataqua Road.\* (2 lots).

Item #5: Consideration of acceptance of an application for minor subdivision of land owned by Arnold Rigby, (Applicant: Donald Purdy). Assessor's Map H, Lot 74, Zoned R-40 on Dover Neck Road.\* (2 lots)

Item # 6: New Business.

- a. Discussion relative to a special exception for Langdon Place, (Applicant: Clipper House Affiliates).
- b. Discussion of a previously recorded subdivision for Langdon Place. (Applicant: Clipper House Affiliates), Map K, Lot 11.

Item # 7: Old Business

- a. Conceptual review of land owned by Towle/Brown (Applicant: Land Buy Unlimited of N. H. Inc.) Assessor's Map I, Lots 52 and 54. (142 condo units)
- b. Discussion on proposed Site Review of land owned by Elliot Rose Co. of Dover Inc. (Thornwood Farms, Inc.) Assessor's Map K, Lot 19, (7470 sq. ft. Retail).
- c. Discussion on proposed Alternative Design Sub-division on land owned by Developmental Services of Strafford County. (Applicant: Dean Fournier). Assessor's Map F, Lot 12D, on Tolend and French Cross Roads.
- d. Discussion on proposed Site Review of land owned by the Cabral Group. (Applicant: Richard P. Millette and Associates). Assessor's Map H, Lots 35D, 35E, 40A. (600 condo units).

The Public is cordially invited to attend.

\* Indicates a public hearing will be held the same evening if the application is accepted for discussion.

Further information on the above items is available to the public weekdays from 8:00 A.M. to 4:00 P.M. in the Planning Office.

DOVER PLANNING BOARD  
NOTICE OF PUBLIC HEARING

The Dover Planning Board will hold a public hearing on Tuesday March 10, 1987 at 7:00 P.M. in the Council Chambers of the Municipal Building in Dover, New Hampshire.

The Public Hearing will be held to discuss twenty-one (21) amendments to the Zoning Ordinance. The changes are designed to make the City's Zoning Ordinances consistent with State Statues, eliminate contradictions and clarify vague provisions. The following is a brief description of the changes proposed.

1. Amend Chapter 170-2, Authority, to update RSA 674:16 Citation
2. Amend Chapter 170-5, Applicability, to add last sentence per RSA 676:12 amendment.
3. Amend Chapter 170-6, Definitions, revise definition of "Abutter" to be consistent with RSA 672:3 Amendment and Dover Subdivision Regulations.
4. Amend Chapter 170-6, Definitions, revise definition of "Building" by adding "For the purpose of measuring setbacks, eaves and uncovered decks, porches and steps may encroach into the side, rear, and front setbacks for a distance of up to three (3) feet."
5. Amend Chapter 170-13, availability of utilities and services, by adding wording for clarity.
6. Amend Chapter 170-14b, Non-conforming lots, to read as follows: "Refer to Article X of this chapter for provisions regulating non-conforming lots which are adjacent or of continuous frontage and non-conforming uses and structures."
7. Amend Chapter 170-16, Applicability of Table of Dimensional Regulations, add footnote to Table of Dimensional Regulations to allow for Alternative Design Subdivision.
8. Amend Chapter 170-16, Applicability of Table of Dimensional Regulations, adding a footnote to columns entitled "Minimum Frontage" and "Sideyard" and cross referencing accessory building requirements.
9. Delete Title and Text of Chapter 170-28.1 Growth Management District I and 170-28.2 Growth Management District II.
10. Amend Chapter 170:29, Applicability, as per RSA 155-E:2; 170-30, Application for permit, as per RSA 155-E:4 and RSA 155-E:5; 170-32.K, Application for Amendment, as per RSA 155-E:6; 170-32.2, Hearing, as per RSA 155E:7; 170-31.3, Issuance of Permit, as per RSA 155-E:8; 170-31.4, Appeal, as per 155-E:9, 170-31:5, Enforcement, as per RSA 155-E:10.
11. Amend Chapter 170-32D (6), General Provisions, to provide for clarity.

12. Amend Chapter 170-32D (19) (b), General Provisions, to read "(b) Projecting signs shall be prohibited from projecting over a street, alley or other public space beyond four (4) feet, eight (8) inches from a building facade or two-thirds (2/3) of the width of the sidewalk, whichever is less."
13. Amend Chapter 170-32H (3) (b) signs permitted in B-1 neighborhood business district to add a provision that a freestanding sign shall not exceed sixteen (16) feet in height.
14. Amend Chapter 170-39, nonconforming lots, by rewording the paragraph to make it grammatically correct and consistent.
15. Amend Chapter 170-44A, applicability, to update section numbers.
16. Amend Chapter 170-44A, applicability, to be consistent with Chapter 149-14 D (2) of the Site Review Regulations.
17. Amend Chapter 170-45, Required Spaces, by adding the words "whichever is greater" at the end of the sentences in provision "D", "E", "F", and "I".
18. Amend Chapter 170-45B, Required Spaces, by changing one and one-half (1 1/2) spaces for each lodging unit to two (2).
19. Amend Chapter 170-48, Building Permit Procedure, to make zoning ordinance consistent with BOCA building code.
20. Amend Chapter 170-52B, Authority, to update RSA citation to 673:3, 674:33 Revised Statutes annotated.
21. Amend Chapter 170-52C (3) (c) by adding at the end of paragraph, "Refer to Article VI of this Chapter for additional provisions regarding special exceptions."

The public is cordially invited to attend.

The full text of the ordinance is available for public inspection in the Planning Office, weekdays from 8:00 A.M. to 4:00 P.M.