

DOVER PLANNING BOARD  
NOTICE OF PUBLIC HEARING

The Dover Planning Board will hold a public hearing on the following items on Tuesday, June 2, 1987 at 7:00 PM in the Council Chambers of the Municipal Building in Dover, New Hampshire.

The Planning Board is proposing revisions to Chapter 170 of the Code of the City of Dover, entitled Zoning for the purpose of developing a new zoning district entitled Executive and Technology Park. If adopted, the change will rezone the area contained within the Spaulding Turnpike, Sixth Street, County Farm Road, Watson Road and the Cocheco River. Revisions are as follows:

A. Ordinance adds Executive and Technology Park to list of exclusions in Section 170-6: Definition of lot.

B. Revise Section 170-12, Table of use regulations, Table 1 by adding new Part R. Research/High Technology, Manufacturing.

C. Revise Section 170-16, Table of Dimensional Requirements by adding specific dimensional requirements for the ETP zone.

D. Structures shall be separated by a distance at least equal to the height of the taller structure.

E. At least fifty (50) percent of the site shall be maintained as open space, either landscaped or left natural.

F. Parking areas shall be set back at least twenty-five (25) feet from property lines.

G. A minimum of ten (10) percent of the land area contained within the perimeter of parking lots shall be landscaped and maintained as permanent open spaces.

H. Parking areas shall be screened from public streets and existing residential uses so as to minimize the visibility of such areas. Screening may consist of vegetation, earth berms, fencing or any combination of the above.

I. A landscaping plan shall be submitted as part of the development application. The landscaping plan shall depict a scheme that creates a park-like setting. Maintenance of existing vegetation may be incorporated in the landscaping plan when appropriate.

J. Exterior lighting shall be low profile. High intensity directional lighting shall be prohibited. Lighting shall be designed and orientated so as to avoid glare onto adjacent property or streets.

K. The allowed activities shall not be obnoxious or offensive by reason of emission of dust, odor, smoke, gas, noise or similar cause. Prior to site plan approval, the applicant shall submit evidence to the Planning Board identifying waste products to be generated by on-site activities. A plan for removal of the waste shall be approved by the Planning Board.

Developments that will use, store or generate hazardous chemicals shall be approved by the Planning Board.

L. One freestanding sign shall be permitted per development. Notwithstanding, where a development fronts on more than one public street or roadway, one freestanding sign shall be permitted for each frontage.

M. Each freestanding sign shall not exceed sixteen (16) feet in height and shall be permanently affixed to the ground.

N. Sign area shall not exceed sixty (60) square feet.

O. A residential structure located within the Executive and Technology Park Zone, and existing prior to the posting date of this amendment, may be increased up to 20% in floor area. Furthermore, customary accessory structures shall be allowed within the Executive and Technology Park Zone, but must remain within 75 feet of the nonconforming residential structure.

P. No new residential units will be allowed within the Executive and Technology Park zone.

The full texts of these ordinances are on file and available for public inspection in the Planning Department, weekdays from 8:00 AM to 4:00 PM.