

DOVER PLANNING BOARD  
MINUTES OF MEETING

Held: October 8, 1985  
Auditorium  
Municipal Building  
Dover, NH

MEMBERS PRESENT: George Maglaras-Chairman, Harold Preston-Vice Chairman, J. Andrew Galt, Robert Seaver, Les Elder, Craig Williams, Pierre Bouchard, Robert Weisner.

OTHERS: Otis Perry-Alternate, Richard Selleck-Acting Planning Director, Berrie Donovan-Recording Secretary.

ITEM #1: Public Hearing on the site review of land owned by Davidson Rubber, Inc., Assessor's Map G, lot 4, zoned I-1 in the Industrial Park.

Dennis Cook, Engineer on the project, explained the addition to the Davidson Rubber building.

Harold Preston read the recommendations of the Site Review Screening Committee.

Public Hearing opened: no comment.  
Public Hearing closed.

Mr. Galt made a motion to approve subject to the Site Review Screening Committee's recommendations and the locus on the plan being corrected. Mr. Elder seconded.

Vote: U/A

ITEM #2: Public Hearing on minor subdivision of land owned by George N. Tsimekles, Assessor's Map A, lot 28, zoned R-40 on Sixth Street.

Cathy Kelly, Sixth Street, explained the minor subdivision.

Harold Preston read the Site Review Screening Committee's recommendations.

Mr. Galt motioned to approve the application subject to the four recommendations of the Site Review Screening Committee. Mr. Elder seconded.

Vote: U/A

At this point in the proceedings, Mr. Williams left his chair and Mr. Perry assumed the position of Alternate on the Board.

ITEM #4: Public Hearing on major subdivision of land owned by Philip and Mary Crosier, Assessor's Map 17, lot 117, zoned R-12 on Stark Avenue.

Chris Jacobs, Seacoast Engineering, explained the major subdivision. He explained that lot #17 would contain a two foot deep storm retention pond. He also noted that the existing house on the land is 9-12 feet from the property line.

Mr. Maglaras questioned whether the lot with the existing house is a lot of record to which Mr. Jacobs responded affirmatively.

Harold Preston read the recommendations of the Site Review Screening Committee.

Mr. Maglaras noted that the City Engineer and Public Works Director have submitted a lengthy list of recommendations that do not change the design or layout of the lot. There was no objection to not reading the list.

Public Hearing opened:

William Slausen, 9 Woodman Road, explained that while he is not opposed to development in the area, he feels that the size of the lots in this development are not in keeping with the rest of the neighborhood and will result in a devaluation of the surrounding properties.

Mr. Maglaras noted that all lots in the subdivision are within the parameters of the zoning ordinance.

Mr. Crosier noted that the development will be directly in his backyard and the development will be well done.

John Douglas, Woodman Road, noted that a deed from Sally Fisher to Claire Green prohibits access to a back road.

ITEM #5: Public Hearing on minor subdivision of land owned by Earle Goodwin, Jr., Assessor's Map G, lot 3D, zoned I-1 on Littleworth Road.

Earl Goodwin explained the minor subdivision, and noted that he has been granted a variance on the square footage.

Public Hearing opened: no comment.  
Public Hearing closed.

Mr. Elder motioned to approve contingent upon the recommendations of the Site Review Screening Committee and that the plan be stamped by a licensed land surveyor showing the two lots in question and that it be presented to the Site Review Screening Committee. Mr. Perry seconded.

Vote: U/A

At this point in the proceedings, Mr. Preston stepped down as a Board Member.

ITEM #6: Public Hearing on minor subdivision of land owned by Eunice Tapscott, Assessor's Map M, lot 5, zoned R-40 on Middle Road.

Mark Wentworth explained the proposal to subdivide the land leaving 1.1 acres to Mrs. Tapscott and the rest would belong to him, accessible by the 18 foot right of way on the property.

Mr. Maglaras read the recommendations of the Site Review Screening Committee.

Public Hearing opened:

Malcolm MacNeil, Attorney for Craig Williams, spoke against the application stating that the parcel to the rear would have no access because the right of way's ownership is in question, non-conforming lots would be created and the action is not in the spirit and intent of the Zoning Ordinance. He suggested a condition of approval, if approved, should be that nothing could be built on the property.

ITEM #7: Old Business

1) Review of final approval of land owned by Richard E. Rowell, major subdivision of land on Middle Road and Dover Neck Road (Brickyard Estates).

Richard Rowell explained his final plan to the Board and distributed it to members.

Ed MacArthur, engineer on the project, explained that he met with Jay Stevens and they are in agreement in all areas.

Mr. Maglaras noted that the applicant had been to the Site Review Screening Committee this week and that the boundary dispute with Great Bay Broadcasting has been resolved. Lot number 12 A on the plan reflects the change. He further stated that a letter from Great Bay should be part of the approval.

Mr. Maglaras noted that the subdivision should have house numbers as a safety feature.

Mr. Seaver noted that this is the first he has seen of the final plan and would like a week to look it over.

Mr. Galt motioned to table until the October 22, 1985 Planning Board Meeting. Mr. Seaver seconded.

Vote: U/A

ITEM #8: New Business

Mr. Maglaras noted that the items in New Business will be reversed in order.

2) Discussion of differences that presently exist between the Zoning and Site Review Ordinances with regard to parking requirements.

Mr. Maglaras noted that the discrepancies in the parking in both ordinances is causing problems with the enforcement of parking for all redevelopment. He noted that parking in the Zoning Ordinance is non binding for the B-2 and UMUD districts and the City should not have to be responsible for parking for private residences.

Mr. Bouchard noted that parking will be in the streets and there will be no room for business parking.

A Public Hearing will be set up for the first meeting in November to remove the CWD from the Conservation District and change some of the zoning requirements for the CWD.

Mr. Maglaras once again assumed the position of Chairman.

Mr. Seaver suggested changing the zone along New Rochester Road from a residential to a business zone.

Mr. Maglaras noted that recently residential development has been allowed in a B-3 District and clarification of its exclusion should be considered.

Mr. Seaver brought up the subject of cluster zoning and how the City could have taken advantage of it in the Mutrie development on Henry Law Avenue if the Zoning Ordinance allowed it.

Mr. Maglaras set up a subcommittee on Alternative Design consisting of Mr. Seaver, Mr. Preston, Mr. Elder and himself as an ex-officio member.

Mr. Bouchard motioned to adjourn the meeting. Mr. Seaver seconded.

Vote: U/A

Mr. Maglaras adjourned the meeting at 10:25 P.M.