

DOVER PLANNING BOARD  
WORKSHOP SESSION  
MINUTES OF MEETING

Held: May 28, 1984  
Council Chambers  
Municipal Building  
Dover, NH

Members Present: Chair George Maglaras, Vice-Chair Stephanie Faria, Robert Steele, Harold Preston, R. Craig Williams, Pierre Bouchard and J. Andrew Galt.

Alternate Members Present: H. Les Elder.

Other: Planning Director Timothy Sheldon.

Chair Maglaras called the meeting to order at 7:05 p.m.

1) Henry Law Street/Court Street Rezoning

- Mr. Sheldon reviewed his remarks made at the last regularly scheduled meeting of the Board. He explained that the area is similar in its characteristics and densities of existing RM-10 zones. The exception, according to Mr. Sheldon, is the Watson Street, Watson Lane, and Stark Avenue area which he felt should be rezoned to R-12.
- Mr. Sheldon explained the criteria of the zoning districts mentioned. He noted that he believed that there had been a mistake in the zoning maps printed in 1978.
- Discussion by the Board followed.
- Mr. Maglaras inquired if the Board had any objections to members of the public addressing the Board during a workshop session. There were no objections.
- Residents on Watson Street spoke in favor of the proposal presented by Mr. Sheldon.
- The Board discussed the status of Lancaster Street, as a Class 6 road.
- The Board decided to hold a Public Hearing regarding this matter at the regularly scheduled meeting to be held on June 26.

2) Sixth Street Rezoning

- Mr. Sheldon presented his recommendation to the Board to rezone the area in question from RM-12 to R-12.
- The Chair noted that this item was the result of a petition received by the City Council from residents in the area.
- The Board and the public discussed the procedures that must be followed in any rezoning case.

- Mr. Sheldon explained the history of the zone change in the area in 1979 and noted the intent of the Planning Board at the time of that decision.
- Discussion among the Board regarding the impact of a rezoning request on pending applications ensued.
- The Board, being in general agreement with Mr. Sheldon's recommendation, decided to hold a Public Hearing at the regularly scheduled meeting to be held on June 26.

3) Growth Management Policy - North End

- Mr. Sheldon explained the existing and proposed development on the Weeks Traffic Circle.
- Mr. Sheldon explained the procedure for amending the zoning ordinance, as well as the growth management policy.
- The Board raised concerns regarding the sewer line capacity on Maple Street.
- Mr. Maglaras suggested that the problem of growth on the Weeks Traffic Circle be dealt with on a regional level.
- The Board decided to hold a Public Hearing regarding this matter at the regularly scheduled meeting to be held on June 26.

4) Conservation District Rezoning - Well Site Protection

- Mr. Sheldon explained the proposal to rezone the area around the City Wells. He stated that a 400 foot radius around each well would be designated as a Conservation District and would require a variance for development. Within a 1000 foot radius a special exception would be required for development.
- Mr. Steele explained the 1983 administrative regulation by the State which requires this action.
- The Board discussed the difference between the two suggested districts.
- It was decided by the Board that some sort of guidelines should be developed, with regard to the requirements which must be met for a special exception.
- City Staff (ie. City Engineer, Public Works Director, etc.) will be asked to make recommendations regarding the requirements to be set for the special exception.

4) Conservation Districts Along Waterways

- Mr. Maglaras stated that he would suggest that the Board develop written guidelines concerning this matter.
- Mr. Maglaras and Mr. Sheldon noted some of the restrictions developed by other municipalities within the conservation district along the waterways.
- Mr. Maglaras explained the original intent behind the existing regulations.
- Mr. Preston will provide Mr. Sheldon with a copy of a State ordinance dealing with the clearcutting of property near the waterway.
- The Board instructed Mr. Sheldon to develop recommendations for the revision of the existing regulations.

5) Parking Requirements in a Residential Zone

- Mr. Sheldon explained the intention of the requirements outlined in the zoning ordinance.

6) Availability of Plans to Public (for review)

- Mr. Sheldon explained the policy currently in use regarding the acceptance of plans.
- The Board discussed the item.
- The Board decided that if plans are not available for review by the public, the Planning Director shall cancel the Public Hearing.

7) Concerns Regarding Conflicts of Interest

- The Board discussed the concerns raised regarding possible conflicts of interest among the Board members.

Meeting adjourned at 9:00 p.m.

MEMORANDUM

TO: Planning Board Members  
FROM: Kathy Brown, Clerk  
DATE: May 30, 1984

RE: Please disregard the minutes of the May 22, 1984 meeting that some of you may have received. Enclosed is a revised copy for your consideration at the June 12 meeting.  
Thank you.