

DOVER PLANNING BOARD

MINUTES OF MEETING

Held: March 1, 1983  
Council Chambers, Dover, N.H.

Members present: Chairman Maglaras, H. Griffin, W. Meserve, S. Faria, R. Steele and A. Peters. Also present was Planning Director T. Sheldon and City Attorney S. Woodman.

ITEM #1: Public Hearing: Amendment to Article 21:7 - Zoning Ordinance - Overriding District Regulations - Development of Interim Growth Management Policy.

Mr. Sheldon explained the rezoning proposal to the Board and the public.

PUBLIC HEARING OPENED:

No comments from the public.

PUBLIC HEARING CLOSED.

Moved by Meserve, seconded by Griffin, to approve as presented and send it on to the City Council for their action.

VOTE: 4-1 (Peters).

ITEM #2: Public Hearing: Rezoning of properties abutting Mill and Charles Streets to Urban Multiple Use District (Sawyer Mills Complex).

Mr. Sheldon explained the proposed zoning revision calling for the elimination of the Heavy Industry Zone and replacing it with the newly created Urban Multiple Use District, UMUD.

PUBLIC HEARING OPENED:

-Mr. Sweeny questioned whether or not the rezoning will change property taxes. Mr. Steele answered "No."

-Mr. Oppenheim asked for a definition of the new UMUD. Mr. Sheldon explained the changes in use and dimensional regulations.

-Mr. Joy questioned the new uses allowed.

-Mr. Holmwood asked if the revision would effect the plans of the continued renovation of his property on Charles St. Mr. Sheldon told him it would not.

PUBLIC HEARING CLOSED.

Moved by Steele, seconded by Faria to approve the rezoning proposal and send it to the City Council for their action.

VOTE: Unanimously approved.

ITEM #3: Public Hearing: Amendment to Zoning Ordinance to Provide a Waiver of Land Owner's Notice for Comprehensive Zoning Revisions.

City Attorney Scott Woodman explained the proposal.

PUBLIC HEARING OPENED:

-Mr. Joy asked what the definition of "Comprehensive" was. Mr. Steele explained that the Planning Board would determine whether a singular zoning change would warrant individual landowners notice or whether general public notice would suffice. He further explained that broadbrush zoning changes such as revisions in definition or changes that are not specific to a particular neighborhood or zoning district would typically be considered as being comprehensive.

-Mr. Joy was not in favor of the amendment.

-Mr. Whitman asked if the issue was just one of communication. The Planning Board said yes.

PUBLIC HEARING CLOSED.

Moved by Steele, seconded by Faria, to approve as presented and send it to the City Council for their action.

VOTE: 4-1 (Peters).

ITEM #4: NEW BUSINESS - There was no new business that came before the Board.

ITEM #5: OLD BUSINESS:

A. Arcades As Special Exception in B-2, B-3 Zoning Districts.

Mr. John Gregorie, Fire Prevention Officer explained the general assembly regulations presently housed in the Life Safety Code (15 sq. ft. per person). The Board on a motion by Meserve, seconded by Faria, moved to approve the zoning amendment as presented and to send it to the City Council for their action.

VOTE: Unanimously approved.

B. Adult Entertainment Establishments as Special Exceptions in B-2, B-3 Zoning Districts.

Mr. Peters voiced the opinion that such uses should not be permitted in the B-2 zone. Mr. Griffin favored not allowing them anywhere in the City. Mr. Meserve favored defining the use and restricting it to a particular zone so to prevent the City from any legal action given the absence of any regulations. Faria agreed.

-Mr. Sheldon proposed and the Planning Board accepted the idea of postponing action until the B-3 zone was mapped out for the Planning Board to review at a future meeting. Conditional regulations specifying distance of said uses from residentially built properties was to be studied.

C. Motor Vehicle Junk Yard as a Special Exception in B-2, B-3 Zoning Districts.

City Attorney Scott Woodman and Building Inspector Dick Selleck spoke on the issue of State regulations and local enforcement procedures. The Planning Board, on a motion by Peters and a second by Meserve, approved the zoning revision and will send it on to the City Council for their review.

ADJOURNMENT: Moved by Meserve, seconded by Faria to adjourn. Unanimously approved.