

DOVER PLANNING BOARD
MINUTES OF MEETING

Held: April 7, 1983
Dover City Auditorium, Dover, N.H.

Members present: Chairman G. Maglaras, K. Forbes, P. Bouchard, W. Meserve, S. Faria, R. Steele. Also present were Planning Director T. Sheldon and Building Inspector R. Selleck.

ITEM #1: PUBLIC HEARING on the minor subdivision of lands of BASS PROPERTIES, Assessor's Map 10, Lot 149 at 278 Washington Street.

Mr. Sheldon explained the proposed subdivision to the Board and the public.

PUBLIC HEARING OPENED:

Anna Duffy - 15 W. Concord St., questioned if there was any other reason for the subdivision. Jack Buckley explained that a 7,000 sq. ft. lot will continue being used for Ernie's Market; and housing located above the market. The second 33,000 sq. ft. lot will be used for an existing single family residence.

PUBLIC HEARING CLOSED.

Moved by Bouchard, seconded by Meserve to approve the subdivision as presented.

ITEM #2: PUBLIC HEARING to amend those regulations of Article 21:4.8, Table of Uses, governing permitted uses in the rural residential zoning district, R-40, to allow mobile homes to be placed on individual building lots.

Chairman Maglaras explained to the public that the Board is currently attempting to comply with the State mandate passed nearly 2 years ago, requiring communities to designate certain areas of the City as places where mobile homes may be placed on individual lots. Maglaras further explained the Board had at first designated 3 low-density rural sections, and after a public hearing was held on December 14, 1983, the Board was prompted to expand the permitted use to the entire R-40 zoning district; thus - this public hearing tonight.

Building Inspector Dick Selleck then addressed the Board and the public stating his recommendations, one of which that the units comply with the 1976 HUD National Standards for Safety and Construction.

PUBLIC HEARING OPENED:

JoAnna Donaldson, 518 Upper Sixth St. requested reiteration of minimum lot size. Mr. Sheldon explained. Mrs. Donaldson expressed concern for septic capacity. Chairman Maglaras explained this is the concern of the State and not of the Board.

Kurt Purington, Upper Tolend Rd. - "as long as mobile home owners are adhering to city and state specifications, they have a right. Property taxes will not decrease." IN Favor.

Mardine Frazer, 200 Backwater Red. "don't discriminate - put up manufactured housing all over and do not put an unfair burden on a select few." IN Favor.

Edward Koza, 5 Berkshire Lane, questioned expansion to entire R-40 District. Opposed.

Laruelle Whalen, Toftree Lane - presented petition to Board expressing opposition to expansion. Opposed.

Jim Andrews, Middle Road - questioned what the Board has to gain, why the rush?

Harold Preston, Middle Road "mobile homes are the most economical housing. Mobile homes become permanent dwellings once they're on foundations." IN Favor.

Jim O'Donnell, Richardson Drive. Feels he is entitled to assurance that all people will not be affected; expanding to all R-40 will cause more problems by affecting more people. Opposed.

Ruth Kimball - agreed with Mr. O'Donnell - Opposed.

Bill Whitcomb, Jensen's Farmwood Village, Considers mobile homes comparative to all other housing. Pay same taxes as anyone. In favor.

Bill Bickford, Richardson Drive - requested reiteration of lot requirements and asked if zoning laws would be abided.

JoAnn Witham, Back Road - asked minimum width of lot and sideyard setback requirements. Mr. Sheldon explained.

Lou Massa, Westwood Circle - questioned definition of R-40 zoned, claiming his lot was not R-40. Mr. Sheldon defined R-40.

Bob Ward, Dover Neck Rd. asked if towns have been sued for non-compliance?

Tyler Foss, Tolend Rd. asked what criteria was used for choosing the original designated areas. Mr. Maglaras explained.

Dennis Main, Piscataqua Rd., Would like to see term "mobile home" changed to "dwelling unit". In favor.

Tom Munson, Toftree Lane asked if there is a grandfather clause for homes currently in R-40 district. Mr. Forbes explained.

Wendall Smith, Apache St., Advocates a proportion system whereby mobile homes would be allowed only in ratio to stickbuilt homes.

Debbie Carier, Sixth St. - In favor of having a city wide referendum.

Frank Menez, Spruce Lane - proposed judging mobile home applications on individual basis possible through the zoning board.

Steve Kilty, Brittany Park, asked if manufactured housing may be set certain distances away from established neighborhoods.

Lloyd Plummer, Lexington St., feels we may be forcing mobile home owners to areas that may or may not be desirable. In favor of opening entire city.

Jim O'Donnell, Richardson Drive feels Mr. Forbes has conflict of interest and should therefore abstain from voting on this issue.

Irene Lane, Richardson Drive - Opposed.

Jean Holmes, Sixth St. expressed concern over existing deteriorating mobile homes on Sixth St.

B.J. Hickman, Upper Sixth St., feels city-wide referendum would be biased.

Mr. Forbes responded to some concerns by telling residents of concentrated neighborhoods to band together and possibly write mobile-home restrictions into their deeds.

Barbara Scott - Upper Sixth St., was in favor of opening to entire city.

Paul Unglab, Back Road, asked if there will be regulations to prevent deteriorated mobile homes from being moved into the R-40 district. He also questioned how long R-40 will remain R-40.

Robert Brinkerman, Westwood Circle, "restrict the pain to as few people as possible and do not expand to entire city - keep property values up in Dover." Opposed.

Rubin Weeks, Upper Sixth St., Opposed.

PUBLIC HEARING CLOSED.

Moved by Bouchard, seconded by Meserve to recess. U.A.