

DOVER PLANNING BOARD
MINUTES OF MEETING

Held: April 26, 1983
Council Chambers
Dover, N.H.

Members present: H. Griffin; P. Bouchard, R. Steele, S. Faria, Chairman Maglaras and Planning Director T. Sheldon.

ITEM #1: PUBLIC HEARING on the site review of lands of SOUTHEAST BANK FOR SAVINGS, Assessor's Map 1, Lots 15 and 20 at 140 Washington Street.

Architect Dave Jones explained this site review; there were no questions from the Board.

PUBLIC HEARING OPENED:

No one spoke in favor or in opposition.

PUBLIC HEARING CLOSED.

Moved by Bouchard, seconded by Faria to approve as submitted. U.A.

ITEM #2: PUBLIC HEARING on the minor subdivision of lands of ARTHUR GASSES, Assessor's Map J, Lot 1 and Map I, Lot 101 on Garrison Road.

Mr. Sheldon explained that the proposed subdivision met all zoning and subdivision regulations and that it could be approved as is.

PUBLIC HEARING OPENED:

Mr. Robert McCusker - 20 Linda Ave., expressed concern over increased traffic on Garrison Rd. Due to the lack of sidewalks, the children walk in the center of the road and he feared accidents will eventually occur because of the existing conditions. Chairman Maglaras explained that the Board recognized Mr. McCusker's concerns but the Board's concern tonight was simply the proposed subdivision of the Gasses land.

PUBLIC HEARING CLOSED.

Moved by Faria, seconded by Steele to approve as submitted, U.A.

ITEM #3: NEW BUSINESS

A. Mr. Sheldon reminded the Board of tomorrow night's meeting of the City Council (April 27) concerning two zoning changes; 1) the Cocheco Waterfront District and 2) notification requirements for proposed "comprehensive" zoning changes.

ITEM #4: OLD BUSINESS

A. Moved by Griffin, seconded by Bouchard, to accept minutes of the April 19th, 1983 meeting. U.A.

B. Mobile Homes: Mr. Sheldon explained the two choices that were currently before the Board; 1) to allow for both mobile home parks and mobile home subdivisions whereby the owner can purchase and own the lot on which the mobile home is placed; and, 2) to allow mobile home owners to purchase and own individual lots in certain existing residential districts, subject to the same land use controls as exist for stick-built housing.

Mr. Steele questioned if the Board could allow subdivisions in R-40 zones and allow subdivisions in all zones with a special exception. Mr. Sheldon said the Board could, but that he had a problem with the special exception concept. Discussion ensued among the Board members.

Moved by Bouchard, seconded by Faria, to amend Chapter 21, Zoning, by permitting mobile homes to be placed within mobile home subdivisions in the R-40 zoning district: a mobile home subdivision to be defined as any subdivision of two or more lots, designed to support one or more individual mobile home units. This shall be contingent upon certification that all mobile homes be designed to comply with HUD mobile home construction regulations (1976), and that all mobile homes be placed on continuous masonry foundations (frost-wall-floating slab). U.A.

Moved by Griffin, seconded by Bouchard to adjourn. U.A.