

DOVER PLANNING BOARD
MINUTES OF MEETING

Held: May 10, 1983
Dover District Courthouse
Dover, N.H.

Members present: Chairman Maglaras, H. Griffin, S. Faria, W. Meserve, K. Forbes, A. Peters, W. Akerman and Planning Director T. Sheldon.

ITEM #1: PUBLIC HEARING on the minor subdivision of lands of HUGH TUTTLE, Assessor's Map M, Lot 54 on Middle Road.

-Mr. Sheldon explained the proposed subdivision stating that it met all the zoning and subdivision regulations.

PUBLIC HEARING OPENED:

-Hugh Tuttle spoke in favor of the subdivision and explained as such.

-No one spoke in opposition.

PUBLIC HEARING CLOSED.

Moved by Faria, seconded by Akerman to approve subdivision contingent upon the following conditions: U.A.

1. Receipt of WSPCC approval.
2. Receipt of City Septic approval.
3. Receipt of Driveway permit.

ITEM #2: PUBLIC HEARING to extend the depth of the Office Zone, O, along the westerly side of Central Avenue between Abbott and Reservoir Streets.

Mr. Sheldon explained the objective is to realign the boundaries of the Office Zone so that the properties with frontage on Central Avenue will no longer be restricted from utilizing their property due to an insufficient zoning district depth.

PUBLIC HEARING OPENED:

Mr. Tasker - 621 Central Avenue - asked who must be notified other than abutters. Mr. Sheldon explained that property owners within the area and 100 feet from zoning district shall be notified. Mr. Tasker stated that not everyone that should have been notified were notified. Mr. Sheldon said the planning department would look into the list of people notified.

NOTE: A review conducted by the Planning staff on the following day (May 11th) revealed that all property owners within 100' of the subject area had been duly notified pursuant to Zoning Ordinance regulations.

-Mr. Tasker opposed the change stating that Central Avenue could not handle the additional traffic.

-Peter Menounos, 720 Central Avenue - agreed with Mr. Tasker in regards to additional traffic on Central Avenue and also concurred that not all the abutters had been notified of the public hearing.

PUBLIC HEARING CLOSED.

It was decided to defer action until workshop of May 17, 1983.

ITEM #3: PUBLIC HEARING to replace the Thoroughfare Business District, B-3 that lies along the westerly side of Central Avenue (between Ash and Reservoir Streets) with an Office District, O.'

Mr. Sheldon explained the objective is to replace the pockets of inappropriately situated, commercially permissive use districts with more reasonably controlled and compatible districts.

-Mr. Peters expressed concern that the change would adversely affect property assessment and would be hard for property owners to sell their homes. Mr. Sheldon noted the intent was not to dictate office development but to prohibit the more permissive uses which the B-3 district now allows (car dealerships, theaters, oil & fuel storage, etc.) which are not inherently compatible with the office development that has occurred

along this stretch of Central Avenue.

-Chairman Maglaras read letter of opposition from George Demetracopoulos, 690 Central Avenue.

PUBLIC HEARING OPENED:

-Peter Sullivan, Mt. Vernon St., would like to see the Business District moved back to the rear property lines so as not to "strip zone". Mr. Sheldon concurred with Mr. Sullivan's recommendation.

PUBLIC HEARING CLOSED.

Action deferred until workshop of May 17, 1983.

ITEM #4: PUBLIC HEARING to extend the Office District along the westerly side of Central Avenue from Abbott Street to Glenwood Avenue.

Mr. Sheldon explained the objective to increase the reserves of land within the City that are capable of supporting high quality, low impact professional office land use.

Chairman Maglaras read letters from Joseph and Gertrude Haley, and Ross Payeur who spoke in favor of rezoning and from Anthony McManus who was in opposition.

PUBLIC HEARING OPENED.

-Sue Osborn, Glenwood Avenue, Charles George - 826 Central Avenue and Winston McHugh, 788 Central Avenue all spoke in favor.

-Paul LeBlanc, 816 Central Avenue, spoke in opposition. Mr. LeBlanc would like to see the Dover ZBA grant change by special exception only.

-Dave Mareno, Central Avenue, asked the Board why this area is being rezoned. Opposed, and concurred with Mr. McManus' letter.

PUBLIC HEARING CLOSED.

The Board agreed to move to workshop and delay action until May 17, 1983 meeting.

ITEM #5: NEW BUSINESS - There was no new business that came before the Board.

ITEM #6: OLD BUSINESS

A. Presentation - Hannaford Bros.

-Larry Plotkin, Vice-President of Hannaford Bros. brought the Board up to date on latest changes in his presentation:

- Zayre department store would be part of proposed complex
- extire land owned by Vernon and Shirley Webb is now included in frontage along Central Avenue.
- John Douglass (Rollinsford) has agreed to sell additional land which will be used for continuation of drainage.
- additional landscape islands
- Rollinsford granted three variances
- Dover ZBA granted their variance
- Seventy pine trees will be planted to buffer residences - \$30,000 plus will be spent for landscaping plans.

Mr. Plotkin also explained drainage and lighting plans. Mr. Griffin asked if snow removal problem had been addressed. It was explained that specific arrangements are left to store managers who would contract locally.

-Mr. Sheldon briefed Mr. Plotkin on the Site Review Screening Committee's comments and commended Hannaford Bros. on their plan. Mr. Sheldon informed the Board that on June 8th a presentation will be made to the City Council by traffic engineer firm Wilbur Smith and urged members to attend the meeting.

B. Presentation - Shaw's

Jack Thornton, director of real estate for Shaw's stated that prior to proceeding further, he would like to review the comments from the Site Review Screening Committee. The Board agreed.

MOVED by Faria, seconded by Meserve to adjourn. U.A.