

DOVER PLANNING BOARD  
MINUTES OF MEETING

Held: October 27, 1983  
Council Chambers  
Municipal Bldg.  
Dover, NH

**Members Present:** Stephanie Faria, Vice-Chairman, Robert Steele, Harold Preston, Peter Bouchard, Kerry Forbes, Walter Ackerman and Timothy Sheldon, Planning Director.

**ITEM #1:** Public Hearing on the minor subdivision of lands of George Demosthenes, Assessor's Map H, Lot 1A, zoned R-40 on Durham Road.

- Ms. Faria opened the public hearing.

No comments were made.

- Moved by Faria, seconded by Forbes to approve the subdivision with the following conditions.

1. Receipt of State and City Septic approval.
2. Mr. Demosthenes must certify the deeds showing reserved right of access on the 60' water transmission easement.
3. State Driveway permit for lots access off of Route 108.

**ITEM #2:** Public Hearing on the major subdivision of lands of Normandie Rioux (applicant Dean Fournier), Assessor's Map E, Lot 19, zoned R-12 on Sixth Street and Glenwood Avenue.

- Ms. Faria opened the public hearing.

- Mr. Cole of Sixth Street questioned:

1. Future sewer system plans.
2. What would happen to the cemetery.
3. Water line to Rioux house.

- Bouchard commented.

- Mrs. Rioux stated that the waterline went from her house to Glenwood Avenue.

- Paul Durgin from Durgin Assoc., stated that he had no reservation for the waterline. Durgin agreed to provide the board with corrected maps showing the waterline.

- Mrs. Rioux stated she has right of way to cemetery and titled ground to the cemetery.

- Robert Ferry, Glenwood Avenue, stated that he's paid property taxes on the right of way for twenty five years.

The Board unanimously agreed to hold a Site Review on Tuesday, November 1, 1983 at 4:00 p.m. All parties concerned agreed to meet on Glenwood Avenue on the above date.

**Moved by Faria**, seconded by Steele. (Forbes abstained.)

Minutes for September 27 and October 11, 1983 were approved on **motion by Steele**, seconded by Preston.

**ITEM #3:** Public Hearing on the minor subdivision of lands of the Dover Adult Learning Center (applicant, Deborah Tasker), Assessor's Map 9, Lots 59 & 60, zoned RM10, on 24 Atkinson Street.

- Mrs. Tasker stated the City has given six feet of property at the time of construction to the Dover Jr. High School. She also added that the addition on the school was build on ABE land.

**Public Hearing opened.**

No comments were made.

**Public Hearing closed.**

- Steele moved that it was his understanding that during the Jr. High construction this land in question was given to the City.

- **Forbes motioned** that the board does not vote on this pending examination of the variance. Bouchard seconded. U.A.

**OLD BUSINESS:**

1. Dover Housing Authority

- **Forbes motioned**, seconded by Steele to table the proposal. U.A.

2. McQuade Realty

- Mr. Gray requested that the island requested be owned by the City but be solely maintained by applicant. Island's width is to conform with islands in existance in this area. Requested shrubs be planted in island.

- **Steele motioned**, on the request for a lesser island width but disagreed with request to replace the trees with shrubs.

- Bouchard seconded.

- **Forbes moved** to amend the above to provide shrubs instead of trees. Preston seconded.

- Bouchard commented that the shrubs would mean more maintenance for the City.

- Steele repeated his previous motion to approve the width of the island but not approve the shrub request. U.A.

3. Subdivision proposal of Ralph Potterton.

A Site Review was held with K. Forbes, G. Maglaras, H. Preston and P. Bouchard in attendance.

- Forbes suggested 2 lots instead of 3 after the above review.

- Forbes motioned for acceptance, Bouchard seconded.

Unanimous approval granted.

4. Subdivision Ordinance Law - 155:51 DRIVEWAYS.

Planning Director Sheldon handed out copies of the Driveway Ordinance and Subdivision Ordinance pertaining to driveways.

- Forbes recommended permitting private right of ways with control by an association.

- Steele moved for T. Sheldon to incorporate this into the Master Plan. Seconded by Forbes. U.A.

5. Review of zoning (definition of rooming houses, and definition of FAMILY).

Currently this law has no requirements for number of occupants in a dwelling. Refer to attached memo from Planning Director Sheldon.

Motion was made to amend the definition of the word FAMILY to be as follows:

1. Blood, marriage or adopted with the exception of domestic help, also no more than 2 roomers.

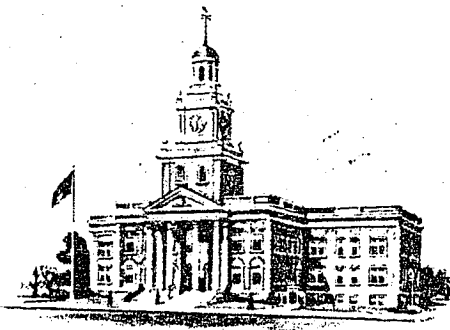
2. Unrelated persons living together provided not less than 300 square feet of floor space per occupant.

3. 1½ parking spaces per room.

- The Board agreed to review the Planning Department's recommendation at the next meeting.

- Forbes moved to adjourn the meeting, seconded by Steele.

Adjourned: 8:23 p.m.



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
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JACK S. DONOVAN  
ASSISTANT DIRECTOR

TO: Planning Board

FROM: Timothy C. Sheldon, Planning Director

RE: Multi-family housing problem.

PROBLEM: Dover has no legal framework to control the number of occupants that can reside in multiple housing units. Consequently, in well established residential neighborhoods where large older buildings have been converted to support multiple housing units, leases are executed permitting an unlimited number of occupants per unit. This usually presents a parking problem because the parking requirements only call for 1½ spaces per unit.

SOLUTION: A solution to this problem might be dealt with in the following way:

1. Amend the Zoning Ordinance to include a definition of "Family". Within the definition, a distinction should be made to differentiate between a "real" family and a group of unrelated individuals wishing to share housekeeping quarters. In addition, special limitations should be established to protect against the overcrowding of dwellings by unrelated occupants. A recommended definition might read as follows:

**"Family"**

- A. Individuals occupying a dwelling unit and living together as a single housekeeping unit provided all members are related by blood, marriage or adoption and including necessary domestic help and no more than two lodgers or roomers.
- B. Any number of unrelated individuals living together as a single housekeeping unit provided that not less than 300 square feet of habitable

floor space is provided for each occupant.

2. In addition to defintional changes, the Zoning Ordinance should be further amended to establish a consistent minimum parking standard of two (2) spaces per dwelling unit (1-4 family and multi-family units). Such parking shall conform to the design standard found in Section's 149-25 Parking and 149-26 Physical Arrangements of the Site Review Ordinance.

**PROBLEM:** Dover's Zoning Ordinance differentiates between multi-family dwelling units and rooming houses, in that a rooming house is defined as any building in which not more than five (5) rooms are rented to not more than ten (10) persons. Said rooms are for sleeping purposes only. The problem is that there are no parking standards established in the Zoning Ordinance for this residential use.

**SOLUTION:** A zoning amendment should establish a parking standard of one and one-half ( $1\frac{1}{2}$ ) spaces per room so rented. Such parking shall conform to the design standard found in Section's 149-25 Parking and 149-26 Physical Arrangements of the Site Review Ordinance.