

DOVER PLANNING BOARD  
MINUTES OF MEETING

Held: May 11, 1982  
Municipal Building  
Dover, New Hampshire

Members present: Chairman G. Maglaras, H. Griffin, W. Meserve, K. Forbes, A. Peters, P. Bouchard, R. Steele, S. Faria, and Planning Director T. Sheldon.

ITEM #1: PUBLIC HEARING on the minor subdivision of lands of PUBLIC SERVICE Co., of New Hampshire, Assessor's Map K, Lot 25A on Dover Point Road.

Mr. Sheldon explained the subdivision request, noting that a variance from the ZBA had been previously granted whereby frontage and lot size requirements were waived for Lot #2.

PUBLIC HEARING OPENED.

-Craig Williams spoke in favor.

-No one spoke in opposition.

PUBLIC HEARING CLOSED.

Moved by Forbes, seconded by Meserve to approve the subdivision as submitted. U.A.

ITEM #2: PUBLIC HEARING on the request for waiver of the Driveway Ordinance, Chapter 41:6C by Walter Cheney on the parcel of land located at Assessor's Map 28, Lots 1A and 27 on Old Rollinsford Road.

Mr. Sheldon explained that at the Planning Board's previous on-site meeting, the applicant had received final site review approval for a 5 man doctor's office contingent upon three items, one of which was the receipt of a waiver of the Driveway Ordinance from the Planning Board.

PUBLIC HEARING OPENED.

No one spoke either for or against.

PUBLIC HEARING CLOSED.

Moved by Steele, seconded by Peters to approve as requested. APPROVED 7-1 (Bouchard).

ITEM #3: PUBLIC HEARING on the establishment of a new zoning district within the Central Business District to be known as URBAN MULTIPLE-USE ZONE.

Boundaries: Central Avenue, Washington Street, Main Street and Washington Street/Cochecho River.

Mr. Sheldon explained the boundaries and intent of the proposed zoning change.

PUBLIC HEARING OPENED.

-David Bordetsky spoke in favor of the zoning proposal.

-Mrs. Parousis spoke in favor of the zoning proposal.

-John Maglaras asked the Planning Board if the City was going to expend funds for the rehabilitation of the Pacific Mills Complex.

-Mr. Ed O'Brien spoke in favor of the zoning proposal.

-Mr. Greg Koutrelakos asked if it was necessary to adopt new zoning districts-"couldn't the existing zones be amended with the same basic results."

-John Maglaras requested George Maglaras to disqualify himself when the next item (Cochecho Waterfront Zone) was discussed.

-D. Bordetsky questioned the Zoning Ordinance's regulations regarding on-site parking.

PUBLIC HEARING CLOSED.

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ITEM #4: PUBLIC HEARING on the establishment of a new zoning district to be known as the COCHECO WATERFRONT ZONE.

Boundaries: Washington Street, Main Street, Portland Street and the Cocheco River.

Chairman Maglaras relinquished authority to Vice Chairman Meserve.

Mr. Sheldon explained the boundaries and intent of the proposed zoning change.

PUBLIC HEARING OPENED:

-John Printy asked what affect the rezoning would have on assessment. R. Steele replied: none.

-Mr. Woods asked what affect the rezoning would have on his property as it now exists. Mr. Sheldon responded that the rezoning would not necessitate any change in the property.

John Printy spoke in favor.

-Morris Churchill spoke in favor.

-John Maglaras fears that future rezoning will allow commercial encroachment along the balance of Cocheco Street.

-John Printy asked about the possibility of low interest loans in the area. Mr. Sheldon explained the intent of the Pacific Mills Quadrangle Commercial Revitalization District.

-Robert Mairs asked what the minimum square footage for residential apartments would be. Kerry Forbes replied 600 square feet.

-Mr. O'Brien spoke in favor.

-John Printy asked about there being no recommended height restriction.

-Mr. Munoz also questioned the height and parking restrictions.

-George Maglaras spoke in favor of the rezoning but requested attention to be given to the river's dredging and he stated that he wouldn't build condominiums as long as the river can support a marina.

PUBLIC HEARING CLOSED.

ITEM #5: PUBLIC HEARING on the extension of an existing zoning district to be known as the EXTENSION OF CENTRAL BUSINESS DISTRICT.

Boundaries: Portland Avenue, Portland Street and Main Street

Mr. Sheldon explained the boundaries and intent of the proposed zoning change.

Councilman A. Peters spoke in favor of the proposal.

Chairman Maglaras assumed chairmanship of the meeting from Vice Chairman Meserve.

PUBLIC HEARING OPENED.

-Jean Angers spoke in favor of the proposal.

-Mrs. Parousis spoke in favor of the proposal.

-Mr. Ed O'Brien spoke in favor of the proposal.

PUBLIC HEARING CLOSED.

NO DECISION on the zoning proposals will be made until the Planning Board reviews the public input at a workshop. The Board set a 7:00 p.m. workshop for Tuesday, May 18, 1982 in the Council Chambers.

ITEM #6: OLD BUSINESS.

A. Update on Snook proposal. George Maglaras explained that the previously tabled subdivision proposal had been reviewed again by the Zoning Board of Adjustment and that they denied the applicant the right to situate the lot on a private right-of-way.

Mr. Hoginski requested the Board to table the item until his legal appeal period was up (20 days from date of ZBA hearing - April 29, 1982).

Mr. Craig Williams asked the Planning Board to deny the subdivision application.

Moved by Peters, seconded by Steele to table until appeal period had expired. U.A.

Item #6: Continued.

B. Capital Improvement Program - This item will be discussed at the next workshop session.

ITEM #7: NEW BUSINESS

A. Approval of minutes of meeting held April 20, 1982.

Moved by Griffin, seconded by Faria to accept minutes as written. U.A.

B. Mr. Sheldon read a letter from Raymond Harris stating that he and his lawyer don't think a flood retention basin is necessary. The Board asked Mr. Sheldon to direct Mr. Harris to the State WSPCC for their request storm drain system review.

ITEM #8: ADJOURNMENT

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