

DOVER PLANNING BOARD

MINUTES OF MEETING

Held: November 23, 1982  
Municipal Building  
Dover, N.H. 03820

Members present: Chairperson Maglaras, W. Akerman, A. Peters, P. Bouchard, H. Griffin, S. Faria and W. Meserve. Also present was Planning Director T. Sheldon.

ITEM #1: PUBLIC HEARING - To rezone the northerly corner of Drew Road's intersection with Piscataqua Rd. from Neighborhood Business, B-1, to Rural Residential.

Planning Director Sheldon explained the objectives and reasoning behind the proposed zoning change.

PUBLIC HEARING OPENED:

-No comments were offered.

PUBLIC HEARING CLOSED.

ITEM #2: PUBLIC HEARING To extend the Central Business District, B-2, approximately 100 feet on the southwesterly corner of Central Avenue's intersection with Silver St.

Planning Director Sheldon explained the objectives and reasoning behind the proposed rezoning revision.

PUBLIC HEARING OPENED:

-No comments were received.

PUBLIC HEARING CLOSED.

ITEM #3: PUBLIC HEARING - To extend the Central Business District, B-2 in an easterly direction from its existing depth of 150 feet parallel to Central Ave. to the westerly side of Preble St., the northerly side of Broadway (to the B & M Railroad property) and approximately to the rear of the properties situated on St. John St.

Planning Director Sheldon explained the objectives of the proposed rezoning.

PUBLIC HEARING OPENED:

-Mr. Francis Ellis asked if his property would be in the newly proposed B-2 zone. Mr. Sheldon explained that Mr. Ellis's property is located out of the rezoning area but that it does, however, lie within an existing B-2 zone.

-Greg Koutrelakos asked the Board why they did not extend the new B-2 zone to include those properties along St. John and Pierce St. Mr. Sheldon explained that the Board wants to protect those two streets from commercial encroachment because they are well-established residential neighborhoods.

PUBLIC HEARING CLOSED.

ITEM #4: PUBLIC HEARING - To rezone the southeasterly side of Cataract Avenue from the easterly boundary of Diamond Lumber to Central Avenue from REstricted Industry I-1 to Suburban Multi-Residential, RM-20. Mr. Sheldon explained the rezoning proposal.

PUBLIC HEARING OPENED:

-Mr. Herman Gitechner of Cataract Avenue, representing many residents and property owners in the neighborhood, presented a petition requesting a change in the proposed RM-20 zoning district to R-12. With that change, the residents would support the rezoning proposal. Mr. Greg Koutrelakos suggested the Planning Board extend the residential zone into the part now owned by Diamond Lumber. Mr. Sheldon explained that

ITEM #4: Continued.

the intent of the zoning change was to benefit the well-run businesses on Cataract Avenue as well as protecting the residential interests. Mrs. Elizabeth Lapointe supported the revision of RM-20 to R-12.

PUBLIC HEARING CLOSED.

The Planning Board set a workshop on the above items for review on Tuesday, November 30, 1982 at 7:00 p.m. in the Council Chambers.

ITEM #5: PUBLIC HEARING - To realign the depth of the Central Business District, B-2 on the southerly side of Washington Street, between Beklnap, St. Thomas and Locust Streets. Mr. Sheldon explained the rezoning proposal.

PUBLIC HEARING OPENED:

-Two letters were read into the official record of the hearing. One letter was Dean Fournier voicing approval of the rezoning plan. Mr. Sheldon sent a letter notifying the Board of his possible future interest in a building within the subject neighborhood. He withdraws any involvement in the proceedings.

PUBLIC HEARING CLOSED.

Action deferred to workshop of November 30, 1982.

ITEM #6: Scheduling of Mobile Home Public Hearing

The Board set the public hearing on the same day that the next round of rezoning hearings will be held. Tentative date will be Tuesday, December 14, 1982.

ITEM #7: Arcade Resolution from City Council (7C)

Arnold Peters explained the history behind the Arcade Resolution and asked Planning Board members how they wished to address the issue. The Planning Board referred this to November 30th workshop session. The Police Chief and City Attorney were requested to attend.

ITEM #8: Final Review of Bellamy River Subdivision

Jim Coughlin, owner, and Eric Mitchell, engineer, presented documentation that compliance with the Planning Board's preliminary approval has been met. State Dredge and Fill, sewer and water approvals were received. A letter regarding the owners commitment to relocate the Bellamy Nature Trail was filed before the Board. A hydrolic engineering report was filed with the Planning Board certifying conformance to the Dover Flood Hazard Ordinance. All other conditions were met. Jim Coughlin spoke to the Board regarding the City Council's Growth Management Plan. He said he wants to build 48 units (2 buildings of 24 units) next year and that he intends to build 196 units eventually. He asked what was happening to the 1982 Capital Improvement Plan as there is a recommendation contained in it that calls for the construction of a sewer main through his property. He was told that the City Council was now reviewing the Capital Improvement Plan.

The Planning Board voted unanimously to grant final approval to the Bellamy River Subdivision on a motion by Bouchard and a second by Meserve. The Planning Board requested that Jay Stephens be in attendance at the November 30, 1982 workshop so he can discuss the sewer useage figures used in determining the Knox-Marsh Road sewer management plan.

ITEM #9: Appointments of Members to Agriculture Assessment and Site Evaluation System Committee.

Bouchard nominated George Maglaras, second by Meserve. Unanimously approved.

Forbes is nominated by Maglaras, seconded by Akerman. Unanimously approved.

ITEM #10: Adjournment -

Moved by Bouchard, seconded by Meserve to adjourn. Unanimously approved.