

DOVER PLANNING BOARD  
MINUTES OF MEETING

HELD: December 14, 1982  
Council Chambers  
Dover, New Hampshire

Members present: George Maglaras, William Meserve, Stephanie Faria, Kerry Forbes, Peter Bouchard, Arnold Peters,

ITEM #1: To amend those regulations governing permitted uses in the Restricted Industrial, I-1 and Industrial District, I-2, to allow agriculture, horticulture, floriculture and farms.

B. Meserve explained the proposed amendment to the Zoning Ordinance.

PUBLIC HEARING OPENED:

- George Niles, Conservation Commission, spoke in favor of amendment.
- Bill Bickford spoke against amendment, "at present time."
- Joe Twardus spoke against amendment.

PUBLIC HEARING CLOSED.

Action deferred until workshop for the Board discuss input from public hearing.

ITEM #2: To amend the Zoning Ordinance whereby the use and dimensional regulations governing development of land zoned Industrial, I-2 are replaced with the use and dimensional regulations of the Restricted Industrial District, I-1. All land designated I-1 or I-2 on the Dover Zoning Map will be replaced with an "I" designation.

B. Meserve explained the proposed amendment to the Zoning Ordinance.

PUBLIC HEARING OPENED:

No one spoke in favor or against.

PUBLIC HEARING CLOSED.

Action deferred until Board discusses input from public hearing at workshop.

ITEM #3: To amend those regulations governing permitted uses and dimensional standards in the B-3 zone (Thoroughfare Business District) to allow low impact, capital intensive research and development/manufacturing/office development.

K. Forbes explained the proposed amendment to the Zoning Ordinance.

PUBLIC HEARING OPENED:

- John Viola was concerned with what area was affected.
- Ed Hodginski questioned if he would need a variance to enlarge his business.
- George Niles spoke in favor.
- Roland Hemon was concerned with the inclusion of "manufacturing" in B-3 zone. He stated that the term "manufacturing" needed a more specific definition.
- Kerry McCabe spoke in opposition.
- Terry Picard stated that a more specific definition of the word "manufacturing" was required.

PUBLIC HEARING CLOSED.

Action deferred until Board discusses input from public hearing at workshop.

ITEM #4: To rezone approximately 42 acres of land located at the southwesterly corner of Littleworth Road's intersection with the B & M Railroad from low density residential to Restrictive Industry, I-1.

G. Maglaras explained the proposed amendment to the Zoning Ordinance.

PUBLIC HEARING OPENED:

- Nancy Sousane questioned the sense to rezone at all.
- John Sowerby stated that he does not want Dover to become a bedroom town.
- Ruth Sousane spoke in opposition to amendment.
- Albert Stroms spoke in opposition to amendment.

PUBLIC HEARING CLOSED.

Action deferred until Board discusses input from public hearing at workshop.

ITEM #5: To extend the depth of the Restricted Industrial District I-1 in a southwesterly direction from its existing depth of 1,600 feet parallel to the Spaulding Turnpike to the northerly side of Littleworth Road and to the eastern-most property line of those parcels fronting on Columbus Avenue.

G. Maglaras explained the proposed amendment to the Zoning Ordinance.

PUBLIC HEARING OPENED:

- John Sowerby stated that his land would be left as residential. He was concerned with the water supply, sewer and traffic on Littleworth Road.
- Mr. Hutchins spoke in opposition to amendment. He is against compact cluster concept
- Joe Twardus stated that he was in favor on conserving agricultural land.
- George Tsimekles spoke against proposed amendment.
- William Staples was concerned with water and sewer lines.
- Anna Kay spoke against proposed amendment.
- George Niles questioned the legal reason why people have to be granted variances from the Zoning Board of Adjustment?
- Terry Picard questioned if studies had been made to look into the burden on communities? Further, could the city stipulate that business bear all expenses.
- Nancy Sousane stated that this land was prime farm land, not for industrial use.
- Jim Sousane charged that the Board was showing a disregard for existing residential areas.
- Robert Haley, DIDA chairman, spoke in favor of proposed amendment. He further stated DIDA support of Dover's Recodification Plan.
- Frank Flannery, representing the Chamber of Commerce, stated "Dover needs to grow with planning." Industry can help to minimize growth of tax rate."

PUBLIC HEARING CLOSED.

Action deferred until Board discusses input from public hearing at workshop.

ITEM #6: To amend the Zoning Ordinance by adding thereto a new zoning district entitled "RU-40 Rural Unrestricted." This zone will permit mobile homes to be placed on individual building lots. (Blackwater Rd., Rockester Neck Rd., Mast Rd., Durham Rd., Varney Rd., etc.)

G. Maglaras explained the proposed amendment to the Zoning Ordinance.

PUBLIC HEARING OPENED;

- Mardine Frazer, Blackwater Rd. stated that she bought her property so as not to be crowded. Questioned how certain areas were arrived at. Opposed.
- Mr. Staples questioned why the zoning was limited to one section? He felt the Board was being prejudice to one area.
- John Gibinski questioned how Dover's total acreage was arrived at.
- David Earle, Blackwater Rd., wrote a note in opposition (throat surgery). The note was read to the public.

## ITEM #6: Continued

- Joe Krane, County Farm Cross Road questioned if the concept of the selection of one particular area only for mobile homes was illegal. Opposed.
- Harold Preston would like to see mobile homes in all R-40 areas.
- Arthur Smith, County Farm Cross Road said that his letter did not specify County Farm Cross Rd. He questioned the requirements for land size and frontage. He further questioned if the Board was going to rezone both sides of County Farm Cross Rd. Opposed.
- George Niles spoke in favor of the rezoning.

## PUBLIC HEARING CLOSED.

Action deferred until Board discusses input from public hearing at workshop.

## ITEM #7: Public hearing on the minor subdivision of lands of the Dover Industrial Development Authority, Assessor's Map G, Lot #1 on Crosby Road.

George Garrett explained this subdivision request.

## PUBLIC HEARING OPENED:

- John Gibinski spoke in favor.
- Harold Preston spoke in favor.
- Frank Flannery, representing the Chamber of Commerce, spoke in favor.
- Bill Bickford spoke in favor. He questioned the traffic problems on the Littleworth Road.
- Eileen Clark questioned why her letter was not certified.
- Theresa McCabe received a letter but not an abuttor. Wanted to know if the property had been sold prior to this meeting.

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