

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: April 2, 1979
Council Chambers
Municipal Building
Dover, N.H.

ROLL CALL

Members present: Chairperson Kerry Forbes, Harry Griffin, Allan Crowell, George Maglaras, Lois Schofield and Councilmember Arnold Peters. Also present were J.T. Fey, Planning Director, Timothy Sheldon, Assistant Planning Director and Jack Donovan, Planner.

The meeting was called to order by Chairperson Kerry Forbes at 7:10 p.m.

NOTE: Due to the largeness of the crowd, the meeting was moved to the District Courtroom.

J.T. Fey spoke briefly introducing the reasons for the Residential Recodification Overview.

Timothy Sheldon examined the specifics of the recodification including both the multi-family and single family rezoning.

There was a ten minute recess at 8:05, following Mr Sheldon's presentation.

Discussion followed, with questions from the public.

- June Richardson - Questioned why the lot size increased in the R-12 Zone from 10,000 to 12,000 while the frontage stayed the same. Mr. Sheldon responded: The additional 2,000 sq. ft. will be allocated in most cases to the depth of the lot - allowing for buildings to be setback 30 feet instead of 20 feet from the street line.
- Irene York - Wanted to know the size of lots required in the R-40 Zone with City services. Mr. Sheldon responded: 30,000 square feet.
- Matt Williams - Questioned the difference between R-40 and R-20 in the Dover Point area.
- Harold Preston - Discussed the R-20 Zoning in reference to his neighborhood.
- Frank Chenevert - Discussed the boundary of the R-40 and the R-20 Zones in the Middle Road area.
- Paul Maloney - Questioned the rezoning for agriculture use in the R-20 zone. Mr. Fey responded by citing the proposed dimensional restrictions that will control such use along with the Planning Board's goal to encourage the more productive use of agriculture land within the City.
- Mr. Lemay - Discussed the agricultural elements in the Middle Road area.
- Louise LeCompte - Questioned the proposed industrial rezoning on Sixth Street as it was not shown on the proposed zoning map.
- Edward Hoginski - Was concerned over livestock in the R-1 area and the "selling of vegetables and fruits" in this area. He believed that there was a need for more stringent rules to enforce such sales locations from enlarging. He is opposed to the ADS in the R-20 Zoning District.

- Helen Williams - Questioned the possibility of changing commercial zone on Dover Point Road to residential zone. Chairman Forbes responded: the zoning review for commercial and industrial usage will be initiated following the residential recodification action.
- Harold Preston - Questioned the use of trailer parks and/or junk yards in the R-20 Zone. The Planning Board has a subcommittee examining the implication of this recodification on the provision of mobile home housing.
- Ray Ouellette - Discussed the proposed Torr development (mobile home) on Dover Point Road - What assurance does Torr and/or any other mobile home park developer that the new zoning will not eliminate this type of development.
- June Richardson - Wanted to know when this recodification was to be sent to the Council. After the concerns raised from the public hearing are examined, the Planning Board will send its recommendations along to the City Council for their review and action.
- Irene York - Commented on large area of R-40 on Dover Point area. Also the need for mobile home zone in the City. She also stated that there was a need for condominium style development (near the Spur Road).
- Mr. Rowe - mentioned the need for good quality land for condominium development in the City.
- Ralph Wiggins - Commented on the desirability of condominium style of development potential along waterbodies.
- Margaret Kohut - Requested a zoning change from R-3 to RM-10 rather than RM-8 in the Henry Law area, as there is a need for a buffer between the R-1 land and traffic problems.
- Roland Hemon - Commented on permissibility of mobile homes in the R-20 and R-40 Zone.
- Alice Wood - What was the zoning between Hansen Street to Nile Street. RM-8.
- Paul Unglaub - Opposed to development of small lots on Middle Road stating that we needed to preserve open land.
- Harold Preston - Opposed to rezoning the Agricultural District along Middle Road to R-20.
- Irene York - Are there any provisions for nursing homes in the residential zones. No.
- Edward Hoginski - Would like to see large lots in the Dover Point area.
- Mr. Leman - Questioned R-20 zoning in Middle Road area.
- Joan Fitzmorris - Is access taken into account in determining commonality of zones. Mr. Sheldon responded: access is one of the criteria used in making the zoning decisions.
- Frank Rowe - Asked for a description of site review process as it takes into account site consideration.
- Clarence Ash - Would like to see that the Middle Road area kept in a Agriculture District.
- Paul Unglaub - Stated a need for larger lots in the R-40 zone.

- Frank Chenevert - Mentioned that the City has on file a copy of petition from 1965 protesting a small lot rezoning in the Middle Road area.
- George Niles - Discussed the flexibility shown by the Planning Board in receiving input.
- Eileen Creighton - Traffic problems on Henry Law Avenue and the need for condominium style development on Dover Point.
- Frank Chenevert - Asked if the staff members of the Planning Department owned real estate in the City of Dover.
- Edward Hoginski - Against the building of condominiums in the City of Dover.
- Irene York - Compared the condominiums of the localities of Wells, Moody, Ogunquit, Maine to the lack of them in the City of Dover area.
- Alice Johnson - Questioned whether or not the recodification could be changed once it went through - namely the Sixth Street area.

Motion by Crowell, seconded by Schofield to adjourn meeting - 9:30 p.m.
U.A.

Note: Planning Board reconvened at 9:45 p.m. for the purpose of reviewing the input presented during the Public hearing.

Note: A work session was scheduled for April 9, 1979 by the Planning Board for the purpose of reviewing the residential recodification strategy.