

DOVER PLANNING BOARD
MINUTES OF PUBLIC HEARING

HELD: Monday, July 10, 1972
7:00 p.m.
Municipal Courtroom
Municipal Building
Dover, New Hampshire

ITEM NO. 1: ROLL CALL:

On Roll Call the following were present: Mr. R. Normand Alie, Mr. Donald E. Chick, Mr. Harry N. Griffin, Mr. Leon G. Yeaton, Christopher F. Sheridan, Planning Director

ITEM NO. 2: PUBLIC HEARING ON REVISIONS TO THE ZONING ORDINANCE:

Mr. Sheridan opened the public hearing and stated that the Planning Board, after this public hearing, will make recommendations to the City Council and the City Council will hold its own public hearing 15 days after it receives the revisions.

Mr. Sheridan said that it wasn't his intent or the Board's that these be viewed as any sort of vendetta against apartments. There are five revisions proposed. He said he would handle them one by one.

1) Off Street Parking Requirements: On the basis of the apartment survey in Dover, it would appear that 1.5 parking spaces per unit is the average and he suggested that this should be reasonable.

Mr. William McCann, Jr. felt that this is not necessary in all instances. He cited, for example, the housing for the elderly projects which would require much less.

The question of it being mandatory for a man to put in a driveway was then brought up. It was maintained that a person would have to have an access facility.

Mr. Henry McCrone said he would like to see some exception in the size of the lots needed for these older homes being renovated.

2) Open Space Requirements: 100 sq. ft. of useable open space shall be provided with at least 50 per cent developed to provide active recreational opportunities for small children, and the remainder developed to provide passive recreational opportunities for adults.

3) The intent of this was to make the use of multi-family residences in B-3 zones a special exception use.

Mr. Yeaton asked about special exceptions in the B-3 zone. Mr. Sheridan read the definition of the B-3 zone and what is allowed in it.

4) The intent of this revision was to require 4,000 sq. ft. of lot area for each dwelling unit contained in the multi-family residence.

Mr. Arthur Davis, Knox Marsh Road, said this seems quite high in light of commercially developed projects in the Dover area. He felt that with land costs as high as they are plus the possibility of cutting out some land in Dover, builders will have to raise their costs. He didn't feel the Board should pass the 4,000 sq. ft. regulation. A builder should build as he wishes provided he meets the setback requirements and he felt that 3,000 sq. ft. should be more than adequate.

Mr. Paul McQuade, 10 Towle Avenue, said he would like 4,000 sq. ft. but would be very happy with 3,000 sq. ft.

5) Fees. There were no questions asked regarding the proposed fees.

The public hearing was then adjourned at 8:10 p.m.

Respectfully submitted,

Lois M. Schofield
Clerk