



**CITY OF
DOVER**

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall
288 Central Avenue, Dover NH 03820
Meeting Date: **Thursday, January 19, 2017**
Meeting Time: **7:00 pm**

1. ATTENDANCE

Members Present: Sam Reid (Chair), Otis Perry (Vice Chair), Chris Prior, Bob Hall, George Reagan (Alternate), Nicholas Couturier (Alternate)

Members Not Present: Frank Landford, Arianna Adams (Alternate)

Staff Present: Elena Piekut (Assistant City Planner)

The Chair called the meeting to order at 7:00 p.m. He opened the meeting, introduced the Board and staff members to the audience, and described the process used to hear cases.

S.Reid asked for a moment of silence for F.Landford's wife Shirley.

2. APPROVAL OF MEETING MINUTES OF DECEMBER 15, 2016

Motion: O.Perry made a motion to approve the December 15, 2016 Regular Meeting Minutes as submitted. Seconded by B.Hall. Vote U/A

3. ELECTION OF OFFICERS

S.Reid recommended this item be delayed to the end of the hearing.

O.Perry made a motion to move this item to the end of the Agenda. Seconded by G.Reagan. Vote U/A

4. HEARINGS

- A. Z16-21 Owner Riverview Residences Dover LLC, 5 Green Street (Tax Map 1, Lot 41), located in the Central Business District – General Subdistrict (CBD-G), requests a variance from **Section 170-32.A** of the Zoning Ordinance to permit a freestanding sign where freestanding signs are not permitted.

Marcus Fritz, POAH Communities, presented the proposal. Russ Aubertin, Advantage Signs, Inc., was also present.

Discussion ensued regarding clarification of the proposal and confirmation that lack of visibility was the reason for not having a wall sign.

Public Hearing Opened.

Allan Krans, Executive Director of the Dover Housing Authority for Waldron Towers, 3 Green Street, spoke in favor of the proposal.

Discussion ensued regarding the Waldron Towers sign and its location.

STAFF RECOMMENDATION:

The Planning Department recommends that the Zoning Board vote on the variance request. Staff does not oppose the variance request.



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Discussion ensued regarding visibility of the sign, and consideration of the sign relocation.

The Chair recognized G.Reagan to sit in on the vote.

Public Hearing Closed.

Discussion ensued regarding consideration of the variance requirements, visibility issues with the wall or freestanding sign, and the comparison of this case with another case.

B.Hall made a motion to deny the variance. There was no second to the motion.

O.Perry made a motion to approve the variance. Seconded by G.Reagan. C.Prior suggested a condition to not permit any new wall signs. O.Perry assented to the condition. Vote: 4/1 Passed

5. ELECTION OF OFFICERS

S.Reid announced he must step down as Chair due to his new position as President of Southeast Land Trust.

S.Reid made a motion to nominate C.Prior as Chair and O.Perry as Vice Chair. O.Perry announced he was not interested in continuing as Vice Chair.

B.Hall confirmed for S.Reid that he did not want to run for the position of Vice Chair.

S.Reid stated he would be willing to serve as Vice Chair until May 2017.

The Board voted by secret ballot. The votes were tallied and the results were announced by S.Reid. C.Prior was elected as Chair and S.Reid was elected as Vice Chair.

6. ADJOURN

Motion: S.Reid made a motion to adjourn at 7:23 p.m. Seconded by B.Hall. Vote: U/A