



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date: Thursday, July 18, 2019
Meeting Time: 7:00 pm

1. ATTENDANCE

Members Present: Chris Prior, Otis Perry, Rich Onufry (Alternate), Nick Couturier (Alternate)

Members Absent (Excused): George Reagan, Frank Landford, Anthony Sillitta (Alternate)

Staff Present: Elena Piekut (Assistant City Planner, Zoning Administrator)

The Chair called the meeting to order at 7:00 PM.

2. APPROVAL OF MEETING MINUTES OF JUNE 20, 2019

Motion: Otis Perry moved to approve the minutes of June 20, 2019 as submitted. Seconded by Nick Couturier.
Vote: U/A

3. ELECTION OF VICE CHAIR

Chair Prior explained Bob Hall resigned from the board at the previous meeting.

Motion: Otis Perry moved to delay this item until after the hearing. Rich Onufry seconded. U/A

4. Hearings

- A. Z19-08 Applicant Susan Norman and Owner 188 Bay View Road LLC, 71 Bay View Road (tax Map J, Lot 22-A), located in the Rural Residential (R-40) Zoning District, requests a variance from Section 170-12.B of the Zoning Ordinance to rebuild a portion of the existing home, permitting a 30'8" front yard setback where a 32'4" setback currently exists and where a minimum of a 40-foot front yard setback is required.

Chair Prior explained the ZBA process and stated that there are only two regular members and two alternates present this evening. There is a quorum present, but typically there are five voting members. The application will need three votes in favor to be approved. The applicant can choose to proceed or to defer.

Susan Norman, owner and applicant chose to proceed and presented the case. She explained the variance request to take down a portion of her home which is in poor condition. This will reduce the front setback by about two feet from its current location. She explained the details of the project.

Public hearing opened.

Bob Mrak, 72 Bay View Rd came tonight to find out about the project. He also mentioned there might be a discrepancy in the City records regarding a 'turn-around' described in the paperwork that is actually part of his property. He would like that fixed and to be notified when it has been. He has no problems with the project.

STAFF RECOMMENDATION:

Document Created by: Planning Department
Document Posted on: July 22, 2019

2019.07.18 ZoningBoardofAdjustment.Minutes
Page 1 of 2

 CITY OF DOVER	ZONING BOARD OF ADJUSTMENT - MINUTES Meeting Type: Regular Meeting Meeting Location: Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820 Meeting Date: Thursday, July 18, 2019 Meeting Time: 7:00 pm
---	---

Assistant City Planner Elena Piekut stated the planning department supports the request. It's a reasonable use of the property and there is a hardship component relative to the setback.

Public hearing closed.

Motion: Otis Perry moved to approve the variance. Seconded by Rich Onufry. Vote: U/A

The board returned to the topic of electing a Vice Chair.

Otis Perry nominated George Reagan. Nick Couturier seconded the nomination.

Board members voted by ballot and it was determined George Reagan was unanimously voted as Vice Chair.

Otis Perry had some issues with the application paperwork and suggested the paperwork be reviewed more closely so that confusing elements are not included.

Otis Perry mentioned the City has met with the attorney regarding the tower property. There is a possibility of a settlement. Assistant City Planner Elena Piekut will communicate with board members about a potential meeting next week on the matter.

Motion: Otis Perry moved to adjourn at 7:20 PM. Seconded by Nick Couturier. Vote U/A

Persons with questions or interested in reviewing the meeting materials are invited to visit the Planning Department located in City Hall, open Monday-Thursday from 8:30 am to 5:30 pm and Friday from 8:30 am to 4:00 pm. The meeting materials are also available online at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.