



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, April 16, 2020
Meeting Time: 7:00 pm

1. ATTENDANCE

The board members introduced themselves, stated their current locations and that they agree to the terms of the video conference call.

Members Present: Chris Prior (Chair), Rich Onufry (Alternate), George Reagan (Vice Chair), Nick Couturier, Anthony Sillitta (Alternate)

Members Absent (Excused): James Burdin (Alternate)

Members Absent (Unexcused): Otis Perry (Vice Chair), Frank Landford

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

The Chair called the meeting to order at 7:05 PM and announced the following:

GIVEN THE SOCIAL DISTANCING PRACTICES NEEDED TO SLOW AND CONQUER THE SPREAD OF THE COVID-19 CORONAVIRUS BEING RECOMMENDED BY OUR FEDERAL AND STATE HEALTH OFFICIALS, AND IN ACCORDANCE WITH THE DIRECTIVES ISSUED BY THE GOVERNOR OF OUR STATE TO LIMIT PUBLIC GATHERINGS, THE PUBLIC IS ENCOURAGED TO TEMPORARILY ACCESS PUBLIC MEETINGS OF THE CITY OF DOVER REMOTELY, INCLUDING WATCHING CABLE TELEVISION CHANNEL 22 AND ONLINE STREAMING ACCESSIBLE THROUGH THE CITY WEBSITE. WE HAVE ENSURED THAT DOVER CITIZENS CAN STAY INFORMED WHILE REMAINING IN THE COMFORT OF THEIR OWN HOMES BY OBSERVING MEETINGS REMOTELY. CITIZENS CAN ALSO REMAIN ENGAGED—WE ENCOURAGE COMMENTS ON SCHEDULED PUBLIC HEARINGS TO BE SUBMITTED EITHER IN WRITING BY EMAIL: DOVER.PLANNING@DOVER.NH.GOV OR ZONINGBOARD-ALL@DOVER.NH.GOV OR POSTAL MAIL: Planning Department, 288 CENTRAL AVENUE, DOVER, NH 03820. CITIZENS MAY ALSO SUBMIT COMMENTS FOR ANY SCHEDULED PUBLIC HEARING OR CITIZEN'S FORUM BY LEAVING A VOICE MESSAGE AT: 516-MEET (6338). ALL MESSAGES THAT ARE RECEIVED FROM CITIZENS BY THESE MEANS ARE PROMPTLY FORWARDED TO ALL MEMBERS OF THE ZONING BOARD AND WILL BE PUBLICLY ACKNOWLEDGED AS BEING RECEIVED AND WILL BE MAINTAINED WITH THE MEETING MINUTES.

2. APPROVAL OF MEETING MINUTES OF MARCH 19, 2020

The Chair read the following:

GIVEN THE SOCIAL DISTANCING PRACTICES NEEDED TO SLOW AND CONQUER THE SPREAD OF THE COVID-19 CORONAVIRUS BEING RECOMMENDED BY OUR FEDERAL AND STATE HEALTH OFFICIALS, AND IN ACCORDANCE WITH THE DIRECTIVES ISSUED BY THE GOVERNOR OF OUR STATE TO LIMIT PUBLIC GATHERINGS, THE PUBLIC IS ENCOURAGED TO TEMPORARILY ACCESS PUBLIC MEETINGS OF THE CITY OF DOVER REMOTELY, INCLUDING WATCHING CABLE TELEVISION CHANNEL 22 AND ONLINE STREAMING ACCESSIBLE THROUGH THE CITY WEBSITE. WE HAVE ENSURED THAT DOVER CITIZENS CAN STAY INFORMED WHILE REMAINING IN THE COMFORT OF THEIR OWN HOMES BY OBSERVING MEETINGS REMOTELY. CITIZENS CAN ALSO REMAIN ENGAGED—WE ENCOURAGE COMMENTS ON SCHEDULED PUBLIC HEARINGS TO BE SUBMITTED EITHER IN WRITING BY EMAIL: DOVER.PLANNING@DOVER.NH.GOV OR ZONINGBOARD-ALL@DOVER.NH.GOV OR POSTAL MAIL: Planning Department, 288 CENTRAL AVENUE, DOVER, NH 03820. CITIZENS MAY ALSO SUBMIT COMMENTS FOR ANY SCHEDULED PUBLIC HEARING



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Motion: Rich Onufry moved to approve the minutes of March 19, 2020 as submitted. Seconded by Nick Couturier.

Roll Call vote: Rich Onufry - yes, George Reagan - abstained, Nick Couturier - yes, Anthony Sillitta - abstained, Chris Prior -yes

The Chair explained the process for hearings.

3. HEARINGS

- A. Z20-03 Applicant/Owner Sun Jensen, LLC, 6 ½ Deerfield Drive (Tax Map I, Lot 22), located in the Rural Residential (R-40) Zoning District, requests a variance from **Section 170-33.A** of the Zoning Ordinance to permit a fence to exceed four (4) feet in height within 10 feet of the Durham Road right of way.

Dan Clark, regional property manager for Sun Jensen, LLC presented and explained the application. They would like to install a 7' fence with an additional 1' lattice top. Previously they had plantings, but they are dying. They have tried replacing them, but don't wish to do so again as they are expensive. They would like the extra height to protect the residents along the main road from sound.

George Reagan asked why the white pines need to be removed.

Those trees were planted almost 50 years ago and they are overgrowing and falling into resident's yards. The limbs are also growing out to the roadway. They would need to be pruned every few years. It would also not look great to have partial fence and then some overgrown trees.

Rich Onufry wondered where the fence is going in relation to the trees.

The trees and roots will be removed, loam will be added and the fence will go up.

Chair Prior confirmed with the applicant that there won't be any sight line issues for drivers due to the fence.

Public hearing opened.

The Chair read the following:

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No public spoke.

STAFF RECOMMENDATION:

Elena Piekut stated no comments were received to the office regarding this application. The public hearing will remain open until the completion of the meeting on Tuesday, April 21st.

Knowing that screening is required for these parks, the Planning department supports granting the variance with a condition for a Licensed Landscape Architect to be consulted and provide a recommendation for landscaping that would work long-term or confirm that no landscaping will work. This park was created in the 1970s, but current regulations would require plantings for screening or plantings in front of fencing. That's where the department recommendations are coming from. The request would not have a negative impact on values- it would probably increase values for homes in the park. This meeting will be continued and the vote will not occur until Tuesday, April 21st.

Elena Piekut also noted the right of way for Durham road is quite wide (70'). Because of this, there will be no sightline issues since the fence would be another 10' back from the easement.

The Chair read the following:

New testimony can be provided on April 21st during the resumed public hearing. Abutters are able to call 603.516.6338 (516-MEET) and leave a voice mail, or email staff at Dover-Planning@dover.nh.gov and their comments will be summarized into the record.

Motion: Rich Onufry moved to continue the hearing to April 21st. George Reagan seconded.

Roll Call vote: Rich Onufry - yes, George Reagan - yes, Nick Couturier - yes, Anthony Sillitta - yes, Chris Prior- yes

The public hearing was continued.

4. OTHER BUSINESS

NONE.

5. ADJOURN

Motion: Anthony Sillitta moved to adjourn at 7:37pm. Nick Couturier seconded.

Roll Call Vote: Rich Onufry - yes, George Reagan - yes, Nick Couturier - yes, Anthony Sillitta - yes, Chris Prior- yes