



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, January 10, 2023**
Meeting Time: **7:00 pm**

Members Present: Gina Cruikshank (Chair), Haley Harmon (Vice Chair), Mark Speidel, Ken Mavrogeorge, Tom Clark, Frank Torr, Kyle Pimental, Fergus Cullen (Councilor), George DeBoer (Alternate) and

Members Not Present (excused): Erinn Kaspari, Jon Elliard (Alternate)

Members Not Present (un-excused):

Staff Present: Donna Benton, Director of Planning and Development

G. Cruikshank called the meeting to order at 7p.m.

1. CITIZENS' FORUM

Citizens Forum Open

No one spoke

Citizens Forum Closed

2. ELECTION OF OFFICERS

At the first meeting of the year Chair and Vice Chair positions are voted on.

M. Speidel nominated G. Cruikshank for Char. Seconded by F. Torr.

F. Torr nominated H. Harmon for Vice Chair. Seconded by M. Speidel.

Motion: F. Cullen moved to close the nominations and for the clerk to cast one ballot for the nominees.

Seconded by T. Clark.

This vote was not taken. Ballots were handed out and filled in.

D. Benton announced by unanimous vote, Chair is G. Cruikshank and Vice Chair is H. Harmon.

3. APPROVAL OF THE PRIOR MINUTES

- December 14, 2022 Regular Meeting Minutes

Motion: F. Torr moved to approve December 14, 2022 Meeting Minutes. Seconded by: T. Clark. Vote: U/A

4. OLD BUSINESS

None

5. NEW BUSINESS

- A. Consideration and acceptance of a Transfer of Development Rights for Reynolds Avenue North, LLC, Assessor's Map E, Lot 27-B, zoned IT and RCM, located at 100 Education Way. (Proposal is to exchange conservation area for 166 extra units for a total of 394 residential housing units with 420,365 s.f. of Commercial and Retail Space). *(P22-77/TRAN-2022-0004) *[This item was not be heard]*

The Chair announced Item 5A would not be heard tonight. D. Benton explained the process this applicant is pursuing.

- B. Discussion of Land Use Amendments/Goal Setting

D. Benton supplied a list of topics the board has noted over the past year they are interested in amending. She looked for the board to add to the list and/or review the list to remove items that don't need amending by staff. She reviewed the items on the list with the board members.

Board members asked some clarifying questions which were answered.

Discussion occurred about TDR criteria and several members gave their opinions.

Board members brought up individual amendments they had comments on.

- C. Public hearing and possible adoption of amendments to Chapter 153-4, entitled "Site Plan" of the code of the City of Dover. Amendments include clarifying site review applicability, Technical Review Committee



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process of reviewing minor site plans, and removing 90 day extension per state statute. The full text of the amendments is available in the Planning Department & at www.dover.nh.gov located under Planning Board meeting materials.

D. Benton explained the reason for the proposed amendments and itemized them each for the board. Board members asked clarifying questions which were answered. Discussion occurred about the threshold for TRC vs Planning Board review for different project sizes and they parsed the language presented.

Public hearing opened.

No one spoke

Public hearing closed.

Staff will go through this evening's feedback, make changes to the language, and bring this item back to another Planning Board meeting for review.

6. STAFF COMMENTS

- Passed out flyers. Vision Chapter Public Forum on February 9 at 6pm on Zoom register online. Check out the Vision Chapter webpage.
- January 23rd at 6pm Downtown Pedestrian and Vehicular plan information/public input session
- Interviewing for Housing Navigator and City Planner positions
- TRCs since last meeting: No official business was heard.
- TRCs coming up:
 - Site Review for Stonearch Development Corp., (Owners: 59 Tolend Road, LLC and Eugene A & Donna L Sgrignuoli), Assessor's Map E, Lots 65-1 & 65-A, zoned R-20, located between 53 & 65 Tolend Road & 22 Sun Hawk Lane. (Proposal is to construct 104 townhouse units, 44 units obtained via TDR). A related Open Space Subdivision, CUP, Lot Line Adjustment & TDR applications will also appear before the Planning Board. (P22-78/SITE-2022-0021 & P22-10/SUBM-2022-0007) *[This item was previously heard on March 3, 2022]*

7. MEMBER COMMENTS

- Chair Cruikshank read lot merger form for 36 & 38 New Rochester
- Signed site plans for Weave Filtration and a Development Agreement for 47 Chestnut St.

8. ADJOURNMENT

Motion: F. Torr moved to adjourn at 7:57pm. Seconded by T. Clark. Vote: U/A