

CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, February 27, 2024**
Meeting Time: **7:00 pm**

Members Present: Gina Cruikshank (Chair), Mark Speidel (Vice Chair), George DeBoer, Kyle Pimental, Fergus Cullen (Councilor), Ken Mavrogeorge, Jeff Sanborn (Alternate)

Members Not Present (excused): Erinn Kaspari, Melina Gambino (Alternate) Tom Clark, Jon Elliard

Members Not Present (un-excused): None

Staff Present: Jackson Kaspari, Resilience Manager

G. Cruikshank called the meeting to order at 7p.m and noted Jeff Sanborn would sit for Erinn Kaspari, and explained the citizens' forum process.

1. CITIZENS' FORUM

Citizens Forum Open

No one spoke

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- February 13, 2024 Regular Meeting Minutes

Motion F. Cullen moved to approve the regular meeting minutes of February 13, 2024 as submitted.

Seconded by: J. Sanborn. Vote: U/A

4. NEW BUSINESS

The Vice Chair announced Items 4A &B would be heard together.

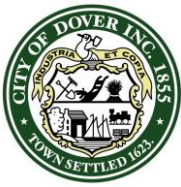
A. Consideration and acceptance of a Conditional Use Permit for Gove Environmental Services, Inc., (Owners: David R. Lemieux), Assessor's Map 8, Lot 19, zoned R-20, located at 14 Leighton Road. (Proposal is for a residential redevelopment of the property with approximately 2,887 s.f. of temporary impact and approximately 8,362 s.f of permanent impact to the Conservation District). *(COND-2023-0060)

B. Consideration and acceptance of a Conditional Use Permit for Gove Environmental Services, Inc., (Owners: David R. Lemieux), Assessor's Map 8, Lot 19, zoned R-20, located at 14 Leighton Road. (Proposal construct a new single-family house and cottage further inland creating approximately 1,908 s.f. of temporary impact and approximately 2,067 s.f. of permanent impact to the 50-foot wetlands buffer). *(COND-2023-0061)

J. Kaspari explained that the applicant is proposing to make improvements to their property including building a new single-family house, removing a structure, and other improvements to the property. Due to the location near the Piscataqua River, two Conditional Use Permits are being requested. One for impacts in the Conservation District and one for the wetlands buffer impacts.

The Conservation Commission endorsed both CUPs at their December 11, 2023 meeting.

FX Bruton, of Bruton & Berube represented the application noting the new construction will be in an eco-friendlier position than the existing structures. The new, main house will have an ADU and will be kept at HUD market rates. All abutters are favorable to the proposal. He read one abutter letter of support into the record.



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Christian Smith, Beals Assoc. and project engineer gave details of the proposal including: location of the existing structures and nearness to the water, proposed structures moved out of the wetland buffer, mulch berm/silt sock to be used at buffer, landscape plan, porous pavers and pavement, overall reduction in impervious surfaces 25% to 16%.

He addressed questions of the board including proposed pool in the 50' DES setback, DES/Army Corp permit statuses, plans recorded at the registry related to storm water per code.

K. Mavrogeorge proposed a condition of approval related to recording a document noting the inspection and maintenance manual is on file with the City.

Motion: M. Speidel moved to accept the applications and declared no regional impact. Seconded by: G. DeBoer. Vote: U/A

Public hearing opened

No one spoke

Public hearing closed.

STAFF RECOMMENDATION-Conservation District CUP:

The Conservation District ordinances provide for Conditional Use Permits to allow impacts to the Conservation District if standards related to demonstration that the use is essential to the productive use of land, a soil erosion and sedimentation control plan is submitted, state and federal approvals have been applied for, and a written review by the Conservation Commission has been sought.

Staff feels that the applicant considered the criteria and located the replacement structure as upland as possible and as close to the City's sewer easement as allowed. Porous pavers and pavement are proposed reducing the amount of impervious surface on the site currently. A soil and erosion control plan has been submitted, state and federal approvals have been applied for. The applicant received endorsement by the Conservation Commission.

The Planning Department recommends the Planning Board to approve the Conditional Use Permit with the following conditions, as the plans meet the standards outlined:

1. Approval of COND-2023-0061;
2. Copies of the NHDES Wetlands Permit, NHDES Shoreland Permit, USACE General Permit be submitted to the Planning Department and added to the plan set coversheet.

STAFF RECOMMENDATION-Wetlands Buffer CUP:

The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

Staff feels that the applicant considered the criteria and located the replacement structure as upland as possible as close to the City's sewer easement as allowed. Porous pavers and pavement are proposed reducing the amount of impervious surface on the site currently. A soil and erosion control plan has been submitted, state and federal approvals have been applied for. The applicant received endorsement by the Conservation Commission.



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The Planning Department recommends the Planning Board to approve the Conditional Use Permit with the following conditions, as the plans meet the standards outlined:

1. Approval of COND-2023-0060;
2. Copies of the NHDES Wetlands Permit, NHDES Shoreland Permit, USACE General Permit be submitted to the Planning Department and added to the plan set coversheet.
3. Recording of the Stormwater Inspections and Maintenance Manual prior to the issuance of a Certificate of Occupancy.

Motion F. Cullen moved to approve the Conservation District Conditional Use Permit with the recommended conditions. Seconded by K. Mavrogeorge. Vote: U/A

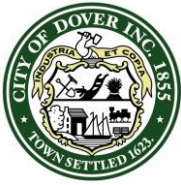
Motion F. Cullen moved to approve the Wetlands Buffer Conditional Use Permit with the recommended conditions. Seconded by K. Mavrogeorge. Vote: U/A

5. STAFF COMMENTS

- Director Benton will be presenting the Planning Department's budget request on March 6th.
- TRCs since last meeting:
 - Site Review for Future Automation. LLC (Owners: DIBIDA), Assessor's Map D, Lot 11-8, zoned IT, located at Quality Way. (Proposal is to construct a light manufacturing facility consisting of two buildings 24,000 s.f and 10,000 s.f, each with office space, and associated infrastructure.) (SITE-2024-0002)
 - Site Review for H.J. Stabile & Son, Inc, Assessor's Map 15, Lot 40-A, zoned G, located at Locust Street. (Proposal is to construct a Townhouse Condominium Complex of 22 units with associated parking & drainage. A Conditional Use Permit application would also appear before the Planning Board. (SITE-2023-0015) *This item was previously heard by the Planning Board Technical Review Committee on November 30, 2023.*
- TRCs coming up:
 - Site Review for Stonefield Engineering & Design (Owners: Dover Retail Management, LLC & R W Realty Inc.), Assessor's Map 38, Lots 15-A and 15-B zoned Commercial, located at 1-3 Webb Place and Webb Place. (Proposal is for demolition of current building and constructing a 3,300-sf bank with a drive through ATM, (20) twenty parking spaces. One (1) related Conditional Use Permit application would also appear before the Planning Board. (SITE-2023-0011 & COND-2023-0054) *[This item was previously heard by the Planning Technical Review Committee on November 2, 2023]*
- Student presentations- Friends Forever International
 - Alex Russo, program coordinator explained the focus of the group and gave some history and current practices and statistics.
 - After the meeting the board members will answer any questions the youth members in attendance have

6. MEMBER COMMENTS

- J. Sanborn
 - Asked for follow up about the impact fee discussion from last meeting.
 - J. Kaspari noted staff is working on it and will have information for the next meeting.



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- Chair Cruikshank
 - signed plans for: Double Diamond Holdings North, LLC

7. ADJOURNMENT

Motion: G. DeBoer moved to adjourn at 7:27 pm Seconded by K. Mavrogeorge. Vote: U/A