



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, August 27, 2024**
Meeting Time: **7:00 pm**

Members Present: Gina Cruikshank (Chair), Mark Speidel (Vice-Chair), Ken Mavrogeorge, George DeBoer, Melina Gambino, Fergus Cullen (Councilor), Kyle Pimental

Members Not Present (excused): Erinn Kaspari, Tom Clark, Jeff Sanborn (Alternate), Mallory Strange (Alternate)

Staff Present: Donna Benton, Planning Director, David Carpenter, Community Development Planner, Erin Bassegio, Assistant City Planner/Outreach Coordinator

Gina Cruikshank (Chair) called the meeting to order at 7:01p.m. and clarified the items on the agenda.

1. CITIZENS' FORUM

Citizens Forum Open

No one spoke

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- July 23, 2024 Regular Meeting Minutes

Motion F. Cullen moved to approve the regular meeting minutes of July 23, 2024 as submitted. Seconded by: M. Gambino. Vote: U/A

3. OLD BUSINESS

A. Public hearing and possible recommendation of amendments to Chapter 170, entitled "Zoning" of the code of the City of Dover. Amendments include updating terms, and titles, as well as revising numbering and formatting. The full text of the amendments is available in Planning Department & at www.dover.nh.gov located under Planning Board meeting materials.*

D. Benton explained that the proposed amendments to Chapter 170 were posted following Board approval on July 23 and the Board can now hold a public hearing for feedback and recommend the amendments for approval to the City Council. Chapter 170 is the final chapter of the code to be digitized. D. Benton outlined 3 minor edits to the R-20 table she recommends the Planning Board recommend be amended which included:

- Conversion to 2 family" should refer to footnote [6], but it references [5].
- “Dwelling, Two-Family” should reference footnote [7], but it shows [6].
- “Dwelling, 3-4 Fam” should reference footnote [7], not [6].

Public hearing opened.

No one spoke

Public hearing closed.

Board members discussed suggested edits, comments and questions.

Motion: M. Speidel moved to recommend for City Council approval the amendments to Chapter 170, entitled "Zoning" of the code of the City of Dover with staff and board member recommended edits. Seconded by G. DeBoer. Vote: U/A

4. NEW BUSINESS

- A. Public Hearing of the draft substantial amendments to the FY23 and FY24 CDBG Annual Action Plans. All persons wishing to speak on the proposed substantial amendments are urged to attend. *



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D. Benton explained that the City is proposing to amend the FY23 and FY24 Action Plans to reallocate available Community Development Block Grant funds.

Community Development Planner Dave Carpenter explained the proposed substantial amendments and recommended actions for funding and the background and reasoning for them.

M. Speidel asked some clarifying questions about the current amount of funds.

Public hearing opened.

Bob Arnold and Jamie Swan, Community Action shared details about each of the projects for which they have applied for funding at each of their sites.

D. Carpenter answered some follow-up questions from the board.

Susan Ford, My Friends Place has submitted four applications for review and explained the projects.

D. Carpenter further explained and clarified his request in front of the board tonight regarding the projects for approval and the funding amounts.

Public hearing closed.

D. Carpenter addressed board and staff questions.

Motion: M. Speidel moved to recommend for City Council approval the draft substantial amendments to the FY23 and FY24 CDBG Annual Action Plans per the staff recommendations with changes to My Friends Place allocation from \$20,000 to \$36,000 in FY23 and increase the FY23 overall pool by \$16,000. Seconded by G. DeBoer. Vote: U/A

- B. Consideration and acceptance of a Lot Line Adjustment for Shawn L. Arkwell & Drew Family Revocable Trust, Assessor's Map F, Lots 6 and 8, zoned R-40, located at 258 Tolend Road and Tolend Road. *(LOTA-2024-0010)

D. Benton explained that the applicant is proposing a lot line adjustment to revise the lot lines between abutting properties, located at 258 Tolend Rd., Map F, Lot 6, and an abutting vacant parcel on Tolend Road, Map F, Lot 8, adding approximately 30,354 sf. from the vacant parcel to the 258 Tolend Rd. For both lots, the frontage and compliance with the underlying R-12 zoning regulations will remain the same.

As a Lot Line Adjustment, this application did not appear before the TRC.

Michael Menary, CivilWorks represented the application and explained the request.

Motion: M. Gambino moved to accept the application and declared no regional impact. Seconded by: F. Cullen. Vote: U/A

Public hearing opened.

An email from Tracey Lauder, 250 Tolend Rd was read into the record.

Public hearing closed.



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STAFF RECOMMENDATION- Lot Line Adjustment:

Chapter 157-17 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

The Planning Department recommends the Planning Board make findings, and vote to approve the application with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds which additionally shall include:
 - a. Planning File Number #LOTA-2024-0010
 - b. The owners' signatures (both properties)
 - c. The LLS stamp and signature
 - d. Minimum building setbacks or build-to lines on all lots

Motion: M. Gambino moved to approve the Lot Line Adjustment with conditions detailed by staff. Seconded by F. Cullen. Vote: U/A

The Chair announced Items 4C & D would be heard together.

- C. Consideration and acceptance of a Conditional Use Permit for Andrew Koellmer & Natalie A. Hoginski, Assessor's Map L, Lot 14-L, zoned R-20, located at 59 Spur Road. (Proposal is to construct an addition to a residential home, creating 256 square feet of permanent impact to the Conservation District). *(COND-2024-0021)
- D. Consideration and acceptance of a Lot Line Adjustment for Andrew Koellmer & Natalie A. Hoginski and Natalie Koellmer, Assessor's Map L, Lots 14-P and 14-L, zoned R-20, located at 3 & 59 Spur Road. *(LOTA-2024-0008)

D. Benton explained that the applicant is proposing an addition to the existing structure on the subject property. The proposed project is limited to the addition which will create approximately 256 square feet of permanent impact to the Conservation District.

The applicant has also applied for a NHDES Minimum Expedited Wetlands Permit as the proposed project is within the 100' Tidal Buffer and is in conformance with "Minimum Impact Projects."

The Conservation Commission reviewed and endorsed the application at their August 12, 2024 meeting.

The applicant is also submitting a proposed lot line revision to revise the lines between two parcels they own, one of which is located at 3 Spur Rd., Map L, Lot 14-P, and the other at 59 Spur Rd., Map L, Lot 14-L, with the intent of adding approximately 3,500 square feet from 3 Spur Rd. to 59 Spur Rd. For both lots, the frontage and compliance with the underlying R-20 zoning regulations will remain the same.

Michael Menary, CivilWorks represented the application and explained the request.

Motion: G. DeBoer moved to accept both applications and declared no regional impact. Seconded by: F. Cullen. Vote: U/A

Public hearing opened.



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An email from Bevan Bloemendaal, 53 Spur Rd and Anthony Jackson, 55 Spur Rd was read into the record.
Public hearing closed.

STAFF RECOMMENDATION: Conditional Use Permit

The Conservation District ordinance §170.27.C provides 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.

Planning Staff feels that the applicant considered and met all of the criteria as specified in §170.27.C per their narrative. The impacts created by the proposed project will be limited to the square footage of the addition. The project does not involve any impacts to wetlands and a NH Natural Heritage Bureau (NHB) review was conducted that resulted in no record of any habitats or endangered wildlife. The applicant has also submitted a NHDES Minimum Expedited Wetlands Permit for the project which has been reviewed and endorsed by the Conservation Commission.

The Planning Department recommends the Planning Board make the necessary and supporting findings of fact, and to approve the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:

Subsequent Conditions to Be Met Prior to Issuance of a Conditional Use Permit:

1. Approval of LOTA-2024-0008;
2. Copies of the NHDES Minimum Expedited Wetlands Permit submitted to the Planning Department.
3. Outstanding application fees are paid.

Motion M. Speidel moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by M. Gambino. Vote: U/A

STAFF RECOMMENDATION- Lot Line Adjustment:

Chapter 157-17 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

The Planning Department recommends the Planning Board make findings, and vote to approve the application with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds which additionally shall include:
 - a. Planning File Number #LOTA-2024-0008
 - b. The owner's signatures
 - c. The LLS stamp and signature

Motion: M. Speidel moved to approve the Lot Line Adjustment with conditions detailed by staff. Seconded by G. DeBoer. Vote: U/A



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- E. Consideration and acceptance of a Conditional Use Permit for Edward John Williams III & Lydia N. Williams, Assessor's Map L, Lot 44, zoned R-20, located at 167 Spur Road. (Proposal is for 6,114 s.f. of total disturbance within the Conservation District for the re-development of the residential lot).
*(COND-2024-0022)

D. Benton explained that the applicant is proposing to redevelop an existing lot which would create approximately 2,798 square feet of permanent impact and approximately 3,316 square feet of temporary construction impact to the previously developed 100' Tidal Buffer Zone. The proposed work would include the demolition of the existing residential structure, construction of a new home, re-configuration of the existing driveway, patio, deck, grading, utility connections, and associated landscaping.

The Conservation Commission reviewed and endorsed the application at their August 12, 2024 meeting.

Steve Riker, Hayley Ward, represented the application and explained the request. DES accepted the application as complete and it is under their review. He further addressed stormwater, pervious pavers and impervious surfaces.

He addressed questions from the board regarding the pavers and their maintenance, easement, vulnerability assessment, and conservation district and wetland buffers.

Motion: M. Speidel moved to accept the application and declared no regional impact. Seconded by: K. Mavrogeorge. Vote: U/A

Public hearing opened.

Ray Bardwell, 199 Spur Rd is concerned about the lack of sewage disposal systems along that road. There is nothing yet in writing, though the owner has agreed verbally to sign a contract for use of the system he designed for the road which is in the deed and will transfer. He gave additional information about the abutting property and the water issues there. He doesn't see a leach field on the plans, would like the owner to sign the contract or even better, hook up to City sewer if it is an option.

Chris Leveck, the Builder, clarified the owner is willing and desires to tie into Mr. Bardwell's system.

Deena Mottola 171 Spur Rd had questions about the proposal including: footprint of house and water/drainage and the effects on abutters.

Mr. Riker addressed public comment: yes, the proposed footprint is larger than the existing footprint; water, sea-level rise and stormwater plans.

Additional clarifications and discussion were made about the impervious surface percentages before and after and what items they include, setback difference before and after, non-mowed buffer area and delineation, private sewer line tie in, ground water rise, footprint/ square footage and size of proposed project.

Public hearing closed.

STAFF RECOMMENDATION: Conditional Use Permit

The Conservation District ordinance §170.27.C provides 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.



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Planning Staff feels that the applicant considered and met all of the criteria as specified in §170.27.C per their narrative.

The Planning Department recommends the Planning Board make the necessary and supporting findings of fact, and to approve the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:

Subsequent Conditions to Be Met Prior to Issuance of a Conditional Use Permit:

1. Copies of the approved NHDES Standard Dredge and Fill Wetlands Permit shall be submitted to the Planning Department.
2. Stormwater management plan be submitted and approved by the City Engineer.
3. Provide revised plan for Planning Board Chair signature that indicates porous pavers for driveway to Spur Rd and patio, update impervious surface area table, and wetland placards be shown every 25' from edge of river to closest point of building, along edges of the delineated wetland.

Motion M. Gambino moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by K. Mavrogeorge. Vote: U/A

The Chair announced Items 4F & G would be heard together.

- F. Consideration and acceptance of a Conditional Use Permit for Heath J. Todd Revocable Trust, Assessor's Map M, Lot 104, zoned R-40, located at Back Road. (Proposal is to create an access drive to the developable portion of the lot where a single home and accessory structures are to be built, permanently impacting 8,880 square feet of wetlands and 29,176 square feet of the 50-foot wetland buffer. There are also 151 square feet of temporary impact to wetlands). *(COND-2024-0023)
- G. Consideration and acceptance of a Conditional Use Permit for Heath J. Todd Revocable Trust, Assessor's Map M, Lot 104, zoned R-40, located at Back Road. (Proposal is to have 1,110 square feet of permanent impact and 73 square feet of temporary impact are proposed to the Conservation District associated with a patio path, patio and access to a proposed tidal docking structure). *(COND-2024-0027)

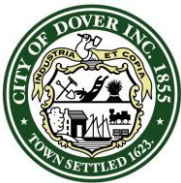
D. Benton explained that the applicant is proposing to construct a driveway from Back Road to the developable portion of the subject parcel and to construct a patio, patio path, and access to a proposed tidal docking structure.

The proposed driveway will primarily be constructed on a 20'-wide strip of the subject parcel and total approximately 3,440± linear feet. The driveway is proposed to be gravel except for 40± linear feet leading to the proposed residence, which will be paved.

The proposed driveway will create 8,880± square feet of permanent impacts to wetlands and 29,176± square feet of permanent impacts to the 50-foot wetland buffer. There are also 151± square feet of temporary impact to wetlands.

The proposed accessory structure and access paths will create 1,110± square feet of permanent impact to the Conservation District. There are also 73± square feet of temporary impact.

The Conservation Commission reviewed and endorsed the applications at their August 12, 2024 meeting. One of the conditions for approval is that the item go before TRC for stormwater review.



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Mike Parsont, Stable Growth Environmental represented the application explaining he is the wetlands scientist and permits have been submitted to DES. He explained the proposal in detail and noted they did get letters of consent from two of the three abutters. They have put in the waiver request to address the other abutter. He addressed the eight wetland crossings – six are currently highly disturbed and are in an area they don't control. One of the six is a utility easement in place. He addressed the two crossings and the buffer zones on the property.

M. Parsont and John Warden, Beals Associates addressed board questions including: driveway width, grading and not enough documentation provided (cross sections) to support the driveway and grading plan, driveway material, culvert materials, fire access, sewer and water plan/ fire suppression, storm water systems/infiltration ponds and impervious surfaces leading to them, Alteration of Terrain permit and information to be provided for it, abutter easement idea, impacts by previous owners being restored.

Board members discussed whether the best action is to table the item until it has gone through TRC, or vote tonight on the CUP and make TRC and NH DES approvals conditions of approval.

Motion: G. DeBoer moved to table the application for TRC review. Seconded by: K. Mavrogeorge. Vote: 6-1 in favor with F. Cullen opposed.

D. Benton clarified since it wasn't tabled to a date certain, new abutters notices will be mailed before the Planning Board hears the item again.

- H. Consideration and acceptance of a Conditional Use Permit for 17-19 Summer Street Properties, LLC, Assessor's Map 12, Lot 35-1, zoned HR, located at Locust Street. (Proposal is to build a 2,400 s.f four (4) unit building in the Heritage District.) *(COND-2024-0020)
- I. Consideration and acceptance of a Site Review for 17-19 Summer Street Properties, LLC, Assessor's Map 12, Lot 35-1, zoned HR, located at Locust Street. (Proposal is to build a 2,400 s.f. residential building consisting of (4) four, (2) two bedroom units, improved driveway access, parking, utilities and drainage improvements.) *(SITE-2024-0003)

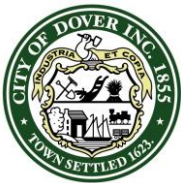
The Vice Chair announced Items 4H and I have been requested to be continued.

Motion: M. Speidel moved to continue the items to October 8, 2024. Seconded by: K. Mavrogeorge. Vote: U/A

- J. ~~Consideration and acceptance of an Amendment to a Site Plan for Wooden Ruler Realty, LLC, Assessor's Map 6, Lot 40, zoned CBD-G, located at 42-44 Third Street. (Proposal is to modify the building design and amend conditions of approval, numbers 13 and 19 in regards to parking).~~ *(WATV-2024-0012) This item will not be heard.

- K. Consideration and acceptance of a Site Review for Berry Surveying & Engineering (Owners: Pillar Imaging, LLC), Assessor's Map 31, Lot 11, zoned CBD-T, located at 1 Grove Street. (Proposal is for the construction of a 25-space parking lot.) *(SITE-2024-0007)

D. Benton explained that the applicant is proposing the construction of a 25-space parking lot on the subject parcel. Hampshire Controls Corp. occupies the building on the parcel. Hampshire Controls Corp. is proposing to expand the number of employees working from the facility, the existing operation employs 8



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people, with an expansion to 25 employees desired. The available parking has been determined as not adequate for current and future operations.

As part of the project, the current gravel parking area on the north side of the building will be replaced with a sidewalk and landscaping.

Five waivers are also being proposed requesting relief from submission requirements and design elements.

The Technical Review Committee reviewed the application at their July 28, 2024 meeting.

Kevin Poulin, Berry Surveying and Engineering represented the application and highlighted the request and each of the waivers.

Motion: M. Speidel moved to accept the application and declared no regional impact. Seconded by: K. Mavrogeorge. Vote: U/A

Public hearing opened.

No one spoke

Public hearing closed.

STAFF RECOMMENDATION - Waivers/Relief:

§153-21 of the Site Plan Review Regulations state the “Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

- (1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
- (2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.”

Planning Staff believes the applicant’s rationale for the waivers meets criterion (1) and waiving such standards and requirements is not contrary to the spirit or intent of the ordinance.

The Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to grant the waivers with the following subsequent condition:

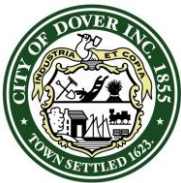
Subsequent Condition to be Met Prior to the Signing of the Plans:

1. Add a note that the Planning Board found the criteria of Chapter 153-21 have been met and the Board approved the following waivers:
§153-14A(3)(f)[2], submission of a Site-Specific Soils Map.
§153-14D(6)(b), minimum two-way parking lot aisle access width of 24’. §153-14G(2)(a), interior landscaping of 5% for a parking lot of 21-50 spaces.
§153-14G(3)(a), perimeter landscaping with trees 35 ft. on center, shrubs with 5 ft. on center.
§157-40B(5), three-foot minimum pipe cover.

Motion: M. Speidel moved to grant the waiver requests with subsequent condition set by staff as strict conformity would pose an unnecessary hardship. Seconded by: F. Cullen. Vote: U/A

STAFF RECOMMENDATION- Site Plan:

The Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to approve the Site Plan with the following subsequent conditions:



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Subsequent Conditions to Be Met Prior to Signing of the Plans:

1. Submit final plans (including CAD) with owner's signature and all professional stamps and signatures.
2. Pest control specialist review the site and determine in writing to the Planning Department if a pest control plan is necessary.

Subsequent Conditions to Be Met Prior to Construction:

3. A site construction sign with the contact information for the general contractor must be displayed in a location approved by the City Engineer or Planning Director;
4. If pest control plan is necessary, it shall comply with Chapter 153-10.G.

Subsequent Conditions to Be Met Prior to Completion:

5. Payment of Water and Sewer Investment Fees if applicable at time or request of service.
6. Issuance of Certificate of Completion;
7. Payment of Impact Fees as noted in the invoice attached to the Decision Letter unless a change is made to the impact fee policy; and
8. Surety or other form of security acceptable to the City is provided for any unfinished work.
9. Design engineer to submit a construction certification letter to the City ensuring construction was completed in accordance with the plans and specifications approved by the City of Dover.
10. Cross access, utility and drainage easements recorded at Strafford County Registry of Deeds.
11. Roof drains disconnected from sewer.

Motion: M. Gambino moved to approve the Site Plan with subsequent conditions set by staff as it meets criteria. Seconded by: F. Cullen. Vote: U/A

L. Discussion of Impact Fees. *

D. Benton reviewed the discussions that the Planning Board has had on the topic of Impact Fees and staff considerations following the 2024 analysis that was completed on the City of Dover's Impact Fees. Three courses of action were explained for the Board to consider for the next steps.

- Option 1:

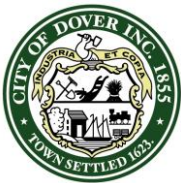
The Board may choose to receive the draft impact fee memo from Fougere Planning but not necessarily accept the findings, therefore leaving the impact fee ordinance and policy status quo.

- Option 2:

The Board may choose to revise impact fee levels to the suggested amounts per the draft report/study. Statutorily, the Planning Board is the entity to set the impact fee amounts, thus it has the authority to make these changes. It should be noted, that the revenue derived from the adjusted impact fees would be less than the costs for administering the program.

- Option 3:

The Board may choose to vote to recommend that the City Council amend the Zoning Ordinance to remove the collection of impact fees. This option may help towards the City's recently adopted Vision including more attainable housing as well as the City Council's goals of attainable housing. This option also lessens the burden of staff to educate, calculate, invoice, collect, spend, and analyze impact fees. Should the Board choose to direct effort towards Option 3, then staff will provide potential amendments to the Ordinance for the Planning Board to review and post similar to other Zoning Amendments, hold a public hearing, and then recommend potential amendments to City Council. The Planning Board could decide on a transition policy



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including effective date and affected parties to help ensure this change is as fair as possible to recently approved/invoiced developments.

Discussion and clarification occurred on the amount of funds brought in through impact fees (various methods) and the amount of funds spent managing the impact fees. Also discussed were the varying methods researched to determine the fee structure.

Discussion occurred about how impact fees affect approved housing projects and whether to abandon all impact fees or continue them when and where it makes sense and at the Planning Board's discretion and how that might logistically work. Varying opinions and examples given by all board members.

Continued discussion on timeline and logistics of specific project-based improvements to the City rather than generic impact fees- conversations should start at TRC level/ become part of staff recommendations at Planning Board level.

Public hearing opened.

Email from Todd Baker was received as has already been discussed during board discussion.

Public hearing closed.

D. Benton noted staff can draft some zoning amendments to bring back to the board for review and posting. Other requests include more details about what option 3 will look like and if zeroing out the impact fee will cause a deficit.

Continued discussion occurred about the options the Board can take and the benefits and drawbacks for each.

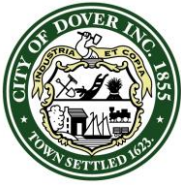
Discussion occurred about how to collect needs for Police, Fire, etc. as part of TRC, what could be requested, and what should or shouldn't be requested.

Request made for staff to draft 1 amendment relating to option 1 and 1 amendment relating to option 2.

There was general consensus to see draft amendment language for option 3 and as well as an option for a moratorium on impact fees.

5. STAFF COMMENTS

- TRCs since last meeting:
 - (August 1st) TDR Site Review for Brian Slovenski, Assessor's Map L, Lot 111, zoned R-20, located at 306 Dover Point Road. (Proposal is to construct 2 duplexes and a single-family dwelling). SITE-2024-0008
 - (August 8th) TDR Site Review for Dover Development, LLC 80%, Robert V. Paolini, 20%, Assessor's Map 40 Lot 25, zoned C, located at 52 Old Rochester Road. (Proposal is to construct two (2) residential buildings with a total of 48, one (1) bedroom units, and 87 parking spaces. One (1) related Conditional Use Permit application and Transfer of Development Rights Request would also appear before the Planning Board). (SITE-2024-0009)
- Upcoming TRCs:
 - (August 29th) Site Review for Del Sol Dover, LLC Assessor's Map G Lot 2-1-2, zoned CM, located at Crosby Road. (Proposal is to construct one (1) 9,600 s.f. warehouse building with



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associated parking and infrastructure and an 807' paved extension of Crosby Road). (SITE-2024-0010)

- (August 29th) Site Review for Chauvin Arnoux, Inc., Assessor's Map G, Lot 1-L, zoned CM, located at 15 Faraday Drive. (Proposal is to construct one (1) 2,356 s.f. storage building). (SITE-2024-0011)

- Next Planning Board meeting 9/24/24 – cancelling the 9/10/24 meeting

6. MEMBER COMMENTS

- K. Pimental
 - Not here 9/24/24 meeting
- The Chair signed the following:
 - Site Plan Amendment and Development Agreement for McIntosh Dover at 23 Cataract Ave. (158 total units including 78 HUD rent-restricted units)
 - Verizon Tower on Tolend Rd
- M. Speidel
 - Not here 9/24/24
 - Term expires at the 1st meeting in Oct- Board will need a new Vice Chair

7. ADJOURNMENT

Motion: M. Speidel moved to adjourn at 10:33pm. Seconded by K. Mavrogeorge. Vote: U/A