



CITY OF DOVER

DOVER PLANNING BOARD WORKSHOP - MINUTES

Meeting Type: Workshop
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, August 14, 2007**
Meeting Time: **6:00 pm**

MEMBERS PRESENT: Donald Andolina, Tony McManus, Marcia Colbath, Dean Trefethen, Doug Steele, Ron Stock, Linda Merullo, Ronald Cole, Perry Plummer, Kirt Schuman, Frank Torr

MEMBERS ABSENT: John Swartzendruber, Dean Trefethen

STAFF PRESENT: Christopher Parker, Planning Director and Jacqueline Pease, Recording Secretary

Chairman Cole opened the workshop at 6:00 pm.

Malcolm McNeill, represented Chad Kageleiry, the owner of 16 of the 21 acres in the proposed rezoning district. He explained the uses in the area at present and then went over the proposed uses saying they are more in keeping with the neighborhood. He will be meeting with the people in the neighborhood before the public hearing that will be held on August 28. He explained that the residential units would have 2 to 3 bedrooms.

Marcia Colbath felt that all of the people on Fisher St. should be notified because of the Victorian nature of the homes.

Christopher Parker said that he supports the idea of the rezoning but he has reservations of the B-3 zoning. He said that he would like them to look at the B-5 zoning. The B-5 zoning would bring the gas station into conformity. He suggested the RM-8 zone for the residential component along Locust St. He was concerned if the zoning were B-3 and Mr. Kageleiry comes in with a 63 unit plan, but after he sells the project, the new owner comes in saying he is allowed more density and then adds to the project. He felt that the B-5 uses are more flexible than the B-3 uses and would bring Locust Street into conformity.

Tony McManus stated he is in favor of the attempt to use the More Business Forms building and likes the design for the facade as proposed but he couldn't support this because it changes the entire length of the street to B-3. He gave a history of the area. He spoke on how some of the neighboring homes have been fixed up. He said it is a predominantly, densely populated residential area. He felt that it would become a strip mall with Taco Bell and tattoo parlors with lots of parking and signs that would destroy the neighborhood. It should be single and duplex housing. He said that Chad developed Fourth Street and then sold the project. A commercial strip along Locust Street would be counter productive when there are areas in downtown that are underutilized. Locust Street is one of the busiest thoroughfares and putting in commercial development would exacerbate the problem. He felt that the City should be trying to reduce the traffic and it would be a big mistake to allow B-3 zoning.

Chad Kageleiry said that he doesn't disagree with Tony McManus.



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Malcolm McNeill stated that he would like to look at the B-5 zoning and RM-8 for the remainder of the area.

Chris Parker stated that there is a better way than having to go before the Zoning Board.

Malcolm McNeill stated that he will work on the B-5 and RM-8.

Kirt Schuman stated that this might be the perfect time to look at the Community Trail option.

Chris Parker spoke on the level of service at the intersection at Exit 7. It is working as a D Level of Services and that is acceptable. He said that it would go to an E and F LOS in 2016. The intersections of Central, Stark and Jenness, at this point, all four intersections operate as a LOS D.

Perry Plummer commended Chris Parker for looking at the big picture.

Chris Parker said that they would hold the public hearing – post the regulation change and vote as early as September 11.