



**CITY OF DOVER**

## DOVER PLANNING BOARD - MINUTES

Meeting Type: Workshop  
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820  
Meeting Date: Tuesday, July 14, 2009  
Meeting Time: 6:00 pm

**REGULAR MEMBERS PRESENT:** Ron Cole, Marcia Gasses, Doug Steele, Perry Plummer, Frank Torr, Don Andolina, John Swartzendruber, Linda Merullo

**REGULAR MEMBERS ABSENT:** Dean Trefethen

**STAFF PRESENT:** Christopher Parker, Planning Director

Workshop called to order at 6:02 pm.

1. **Driving Tour of Dover** (Tour was postponed due to lack of vehicle.)

2. **Discussion of amendments to the land use ordinances and regulations**

Parker stated that the workshop will focus on the amendments posted on June 23, 2009. He would like to focus on explaining the format of the new tables and will point out content changes as well.

Using the R-40 – Rural Residential – as a guide, Parker explained the layout of the tables, with dimensions and signage requirements on the right and uses on the left with footnotes on the rear side.

Parker pointed out R-40 changes: front set back reduced from 50' to 40'. Accessory uses and outbuildings have their front setbacks increased from 50 to 60, even if attached to the principal structure. Additionally, the rear setback is increased from 15 feet to 30 feet to allow for a larger private back yard.

Discussion ensued regarding aesthetics over logistics.

Gasses has concerns about the outbuilding setbacks. Believes they may be too severe. Merullo would like to see visuals of this regulation to make an informed decision.

Discussion ensued about removing the regulation all together or adjusting it.

Torr and Swartzendruber believe it should not be adjusted until after the public hearing.

Andolina discussed adjusting the 20' to another number, based upon visualization.

Plummer supports reviewing alternatives, but does not support removing prior to the public hearing.

Parker stated that the item is posted and needs to remain posted until after the public hearing.

Parker explained changes to the other districts. In the R-20 and R-12 district the front setback changes from an absolute number (35 and 30 feet respectively) to the average of the neighborhood. Additionally, the rear setback is increased from 15 feet to 30 feet in the districts to allow for a larger private back yard.

Other districts did not have dimensional or use changes.

Workshop ended at 6:39 pm.