



CITY OF DOVER

DOVER PLANNING BOARD - MINUTES

Meeting Type: Workshop
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820
Meeting Date: Tuesday, June 9, 2009
Meeting Time: 6:00 pm

REGULAR MEMBERS PRESENT: Ron Cole, Marcia Colbath, Doug Steele, Perry Plummer, Dean Trefethen, Don Andolina, John Swartzendruber, Linda Merullo

REGULAR MEMBERS ABSENT: Frank Torr

STAFF PRESENT: Christopher Parker, Planning Director, Steve Bird, City Planner, Jennifer Bretz, Recording Secretary

Workshop called to order at 6:02m.

1. Consideration and possible posting of amendments to the land use ordinances and regulations

Parker stated that the Board has had workshops on 90% of what will be heard. There are some documents missing; the Form Based Code is not ready. The Dimensional Group had looked at redoing the tables which are also not ready. The Department is not looking for posting tonight. They will wait and complete everything at the June 23, 2009 meeting when everything is ready. For tonight, he will go over some wording that needs to be changed within the ordinances, Conservation District changes, Wetlands changes, changes to the Transfer Development Rights, Residential changes, the introduction of a flexible zone, rezoning, impact fee changes and consolidation of some Residential Multi Family zones. He proceeded to review the proposed changes. (See file)

Andolina spoke about the NH RSA's method for adopting changes.

Trefethen had a question regarding density.

Discussion ensued regarding Residential Multi Family zones.

Steve Bird went over the changes recommended by consultant Bruce Mayberry which include definitions being added to the pages to clarify what terms in the ordinances mean. The major change is in the assessment and collection section. He proceeded to review the proposed changes.

Plummer asked about the impact fees when someone doesn't pull a building permit for a long period of time.

Parker stated an invoice is issued at the time of the approval and the Building Permit is not issued until the invoice is stamped paid which is good for four years. At the end of four years, if the fees have changed, they would be assessed. There are projects that are over four years old but they are being charged the current fee. State legislature removed the grandfathering against impact fees. (See File)

Merullo asked Parker if he thought that four years was a reasonable amount of time. It seems like too much time to her.

Parker stated that four years is state law.

Workshop ended at 6:49pm.