

DOVER PLANNING BOARD
MINUTES OF WORKSHOP

Workshop Held: Tuesday, February 18, 1986, Municipal Building, Dover, New Hampshire.

Board Members Present: George Maglaras-Chairman, Harold Preston, Robert Seaver, Pierre Bouchard, Thomas Scharff, Les Elder.

Alternates Present: Otis Perry, Nancy Sousane, Patricial Torr.

Also Present: Richard Selleck-Acting Planning Director, Berrie Donovan-Recording Secretary.

1. Site Review Application Procedure.

Mr. Maglaras explained the new procedure that Jim Hicks has proposed for site review applications. He noted that to comply with State Law, the Planning Board must vote on whether to accept an application. He explained that a letter could be sent to abutters noting the meeting date of the Planning Board's acceptance or denial of the application, and the date on which the public hearing would be held.

Mr. Seaver questioned whether a delayed public hearing would be necessary, and stated that he would like the option of being able to have the public hearing on the same evening as the acceptance of the application.

Discussion followed on abutter notification for various types of Planning Board action.

Mr. Maglaras stated that the Planning Office is overburdened with work now, and to have to notify abutters more than once is adding more work.

Mr. Selleck recommended acting on an individual basis with recommendations from the Site Review Screening Committee as to whether the application would be ready for a public hearing on the same night the Planning Board accepts it.

Most members seemed to agree to that type of action.

2. Classes of Site Review.

Mr. Maglaras referred to a handout given to Board members on the different classifications of site review set up in the Concord Planning Department. He noted that Dover could benefit from a similar set up and cited former site reviews of low impact in nature, but which required full surveys by

the applicants as well as improvements that would not have been necessary had the Concord formula been followed.

Discussion by Board Members followed, and it was decided that George Maglaras, Dick Selleck, and Jim Hicks would work on the classes of site reviews for Dover based on those from Concord, the reason being that Concord has four City Planners and therefore should be in accordance with State RSA's and in keeping with good planning.

3. Planning Board Meeting Dates.

Mr. Maglaras stated that beginning in March, 1986, Planning Board meetings will be held on the second and fourth Tuesdays of the month to lessen the load on the Planning Office as well as on members of the Planning Board. Workshops will be scheduled as necessary.

4. Growth Management Ordinance III.

Mr. Maglaras explained that the Planning Board is holding off on this ordinance until the City Council passes the amendment to the Zoning Ordinance which changes the notification requirements. Otherwise, notification will be costly to the City, and there is not enough help in the Planning Office to cover the mailings.

Nancy Sousane questioned the method used to calculate the sewer use percentages in the proposed Ordinance, stating that her calculations let to 17.5 percent multifamily, 69 percent single family, and 13 percent industrial.

Mr. Scharff noted that the letter of explanation from the Economic Development Director stated that the percentages in the proposed Ordinances are based on earlier calculations, and are the ones he recommends be used in the new Ordinance.

Planning Board members decided that some checking on the figures should be done before a public hearing is scheduled.

Discussion followed on the point system for sewer usage in the area to be encompassed by the Growth Management Ordinance.

Mr. Maglaras stated that he was afraid that sewer points could be marketed, and suggested letting phasing take care of the points through Building Permits.

Mr. Bouchard suggested having Finance sit in on the discussions concerning sewer feed.

Mr. Scharff reiterated his concern that the Growth Management be passed on to the City Council in its present form because of time constraints.

5. Planning Board By-Laws.

Mr. Maglaras stated that parts of the by-laws are still missing.

Mr. Scharff asked to have the by-laws typed in presentable form.

Mr. Maglaras stated that when the by-laws are all together that will be done, that copies were made at the last minute for Planning Board members and that is the reason for their present state.

6. Parking and Loading in the Site Review Ordinance.

Mr. Scharff noted some discrepancies in the Parking and Loading in the Site Review Ordinance.

Mr. Maglaras explained that those will be taken care of after the City Council passes the change in the notification procedure in the Zoning Ordinance, and the parking is removed from the Zoning Ordinance.

Mr. Maglaras adjourned the workshop at 9:30 P.M.