

DOVER PLANNING BOARD  
WORKSHOP SESSION  
MINUTES OF MEETING

Held: April 30, 1985  
Council Chambers  
Municipal Building  
Dover, NH

Members Present: Chair George Maglaras, Vice-Chair Harold Preston, Stephanie Faria, Robert Steele, J. Andrew Galt, Pierre Bouchard, H. Les Elder.

Alternate Members Present: Otis Perry, Robert Seaver.

Other: Recording Secretary Kathleen Brown.

The Chair called the meeting to order at 7:04 p.m.

The Board discussed the possibility of revising construction standards for roadways within certain zones, so as to permit the development of private drives servicing single-family homes. Mr. Bouchard will provide the Board with cost estimates for both private and public roadways for the following widths: 16, 20, 24 and 32 feet.

The Chair requested that the Board bring to his attention any other recommended revisions to city ordinances before the next regularly scheduled meeting. He noted that the Conservation Commission is working on a rewrite of the Conservation District and should have a draft to the Planning Board sometime this summer. Mr. Sheldon has rewritten the Site Review Ordinance and will be presenting his recommendations at the next regularly scheduled meeting.

The meeting was adjourned at 7:40 p.m.

**DOVER PLANNING BOARD  
WORKSHOP SESSION  
MINUTES OF MEETING**

Held: April 25, 1985  
Council Chambers  
Municipal Building  
Dover, NH

Members Present: Chair George Maglaras, Vice-Chair Harold Preston, Robert Steele, Stephanie Faria, Robert Weisner, Pierre Bouchard.

Alternate Member Present: Robert Seaver.

Other: Recording Secretary Kathleen Brown, Members of the Conservation Commission.

The Chair called the meeting to order at 7:10 p.m.

Mr. Maglaras explained that the City Council had referred a letter from Grant Davis relative to the Conservation District, to the Planning Board for their consideration. Mr. Maglaras noted that there has been a problem with the interpretation of the Conservation District since it was adopted in 1973. He stated that the most recent decision of the City Attorney has allowed for a property owner to build within the Conservation District, provided that the lot is serviced by City sewer.

Arthur Thomits, Chair of the Dover Conservation Commission, explained the situation involving a property owner who wished to subdivide his property and was forced to seek a variance from Section 170-27D of the Zoning Ordinance. He noted that this incident was the driving force behind both the Commission's concerns and the letter from Mr. Davis. He explained that the Conservation Commission is working on a rewrite of the guidelines for the Conservation District which would identify "fragile" environmental areas, based on a set of established criteria (ie: soil type, slopes, wildlife, wetlands, etc.), and prevent development accordingly. The set-back requirement therefore would not remain the current 75 feet, but rather would vary with the environmental conditions.

The Board discussed the idea of changing the ordinance so as to provide for review of a request to develop in the Conservation District by the Planning Board and Conservation Commission, and

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not the Zoning Board of Adjustment.

The Board decided to hold off on any decision regarding the Conservation District until such time as the Conservation Commission's recommendations are available for review.

The Board recapped the discussion regarding the prohibition of development of single family homes off of a private drive, which had ensued at the last workshop session (April 18, 1985).

Moved by Mr. Weisner, seconded by Mr. Bouchard to adjourn the meeting at 7:50 p.m.

U.A.