

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

Held: June 18, 1985
Council Chambers
Municipal Building
Dover, NH

Members Present: Chair George Maglaras, Vice-Chair Harold Preston, Les Elder, Pierre Bouchard.

Other: Planning Director Timothy Sheldon, Recording Secretary Kathleen Brown.

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

1) Proposed Revisions to the Site Review Ordinance

The Board discussed fees to be charged for City services rendered to applicants seeking site review approval. Based on information provided by Mr. Bouchard, the Board decided to charge applicants 1.5 times the hourly wages of the City employees working on the project (including, but not limited to, engineering, inspection, and clerical services), minus the original filing fee for services rendered. This would cover the costs of not only the wages but also the fringe benefits. The charges would be applied only after the City has provided three hours of service for the applicant.

Mr. Sheldon recommended that the Site Review Ordinance be revised to include a section which would clarify the parking requirements for development within the B-2 and UMUD zones. While no parking need be provided for development which occurs within the original footprint of the building, it is required for any new construction within those zones.

The Board decided to include these revisions in the proposed Site Review Ordinance.

Mr. Maglaras raised concerns regarding the prohibition of parking within twenty-feet of the water within the Cochco Waterfront District. Mr. Sheldon suggested that a provision for a waiver of this requirement, should the site warrant it because of unique circumstances, could be incorporated into the ordinance.

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The Board will discuss the above suggested revisions under Old Business at the next regularly scheduled meeting.

2) UMUD - Charles Street Area

Given concerns raised by Planning Board members, Mr. Sheldon noted that a map of the land uses within the Charles Street area has been provided. Because most of the relatively small lots support a duplex, it appears that the Urban Multiple Use District (UMUD) is not the appropriate zone for this area. To maintain the residential character of the neighborhood, Mr. Sheldon suggested that lots 1-6 and 8-10, on Assessor's Map I be rezoned to R-12. The Board will discuss this item at the next regularly scheduled meeting.

3) The Zoning Ordinance

Mr. Sheldon responded to concerns raised by Mr. Elder regarding the role of the Zoning Board of Adjustment. He noted the criteria for the granting of a variance. The Board agreed to discuss the deletion of the Conservation District from the Zoning Ordinance, so as to eliminate the need for a request for a special exception from the ZBA. All members present agreed that it would be more appropriate for the Planning Board and Conservation District to deal with this type of request.

Mr. Sheldon stated that the Board may wish to adopt a permanent Growth Management Ordinance for the Weeks Traffic Circle, to replace the existing interim ordinance. This would be possible given the existing Master Plan for the area and the Capital Improvements Program. The Board will schedule a public hearing on this item within the next month.

The meeting adjourned at 7:55 p.m.