

DOVER PLANNING BOARD
MINUTES OF MEETING

Held: January 11, 1983
Council Chambers
Dover, New Hampshire

Members present: S. Faria, A. Peters, G. Maglaras, P. Bouchard, W. Meserve, K. Forbes and R. Steele. Also present was Planning Director T. Sheldon.

ITEM #1: NEW BUSINESS

A. Election of Officers -

Maglaras opened the floor for nominations for Chairman.
Bouchard moved, Faria seconded Bill Meserve nomination.
Peters moved, Steele seconded George Maglaras nomination.
Meserve withdrew nomination.
The question was moved and Maglaras was voted chairman 6-0.

Maglaras opened the floor for nomination for Vice-Chairperson.
Bouchard moved, Peters seconded Stephanie Faria nomination.
Steele moved, Faria seconded Meserve nomination.
The vote was taken and Faria was elected.

B. Definition of Light Assembly -

Mr. Sheldon introduced a definition for the term "Light Assembly" for purposes of clarifying what range of uses would not be allowed in the expanded B-3 zoning recommendations. The Board agreed to the terms of the definition and will take action on it when item #2(c) is entertained.

C. Growth Management Policy/Knox Marsh Road -

Mr. Sheldon explained the recent action (Resolution 7C) taken by the City Council to initiate a Growth Management Policy within the Knox Marsh Road Sewer Service Area. Said policy, it was explained, has to be adopted in accordance with RSA 31:62-b.

RSA 31:62.b permits Cities to adopt such a growth management policy only if it is in conformance with a Planning Board adopted Master Plan. While the City has developed most of the elements necessary for such a Master Plan, a formal document has never been approved by the Planning Board.

RSA 31:62.b permits a second course of action, to be taken by Cities without a Master Plan. Under this option, a growth management policy may be adopted as an interim measure. Said interim policy shall not extend for more than one year in duration. During said time, the Planning Board must develop a Master Plan, studying not just the Knox Marsh Road problem but any other area in need of protection/management from growth pressures.

The Planning Board, on a motion by Meserve, seconded by Bouchard has agreed to hold a public hearing in February for the purpose of establishing an interim growth management policy utilizing the methodology established under Resolution 7C. During the one year period, all other sewer areas will be studied and a Master Plan will be developed. U.A.

D. Resoning Request for property surrounding Sawyer Mill Complex -

Mr. Sheldon explained the request from Buggy Whip Realty calling for a rezoning of their property from I-1 to the new zoning classification Urban Multiple Use Zone. Mr. Robert Wallace, general manager of the firm answered questions from the Planning Board.

Mr. Sheldon was directed to draft recommendations for the rezoning.

ITEM #2: OLD BUSINESS

A. Review of Outstanding Bonds -

Mr. Sheldon explained that there is only one outstanding bond, a maintenance bond of \$13,600 held by Ed Filmore for his Tofftree Lane subdivision. The bond is due for review and release on April 6, 1983.

B. Review of Revised Capital Improvement Program.

Mr. Sheldon explained that since the Planning Board's approval of the 82-83 CIP dated May 24, 1982, much time has passed and many of the cost projections have been up-dated by department heads.

Mr. Steele reviewed the changes and it was decided that a revised tally sheet be distributed to the Planning Board for action at the the Planning Board's January 25th meeting.

C. Review and action of Public Hearings held 12/14/82 (rezonings).

1. Rezoning to permit Agriculture uses in Industrial Zone.

Moved by Steele, seconded by Faria to approve as presented. U.A.

2. Creation of one (1) Industrial district - to replace 2 Industrial districts (I-1, I-2).

Moved by Steele, seconded by Meserve to approve as presented. U.A.

3. Littleworth Road Industrial Rezoning.

Mr. Sheldon reviewed the arguments pro and con and introduced the idea of buffering the existing residential parcels from the visual, noise impacts that could be generated from potential abutting non-residential development. The idea of perimeter buffering was discussed and on a motion by Steele and a second by Bouchard, the Planning Board agreed to modify the original rezoning proposal by changing the following items:

1. A protective buffer will be established at a depth of 400 feet, running parallel to the Littleworth Road. The buffer will extend from Columbus Avenue to the easterly property line of the Horne Estate, with the zoning remaining R-20. Access through this residential buffer to rear industrial acreage will be permitted only upon the granting of a Special Exception by the Zoning Board of Adjustment and only if special conditions have been met.

- a) The access road shall be designed by a licensed civil engineer.
- b) The access road along with the parcel's entryway frontage shall be landscaped by a licensed landscape architect.
- c) No parking or structure other than that necessary for driveway access and drainage shall be permitted in the residential zone.
- d) A landscape buffer (conferous or existing dense vegetation) shall be designed for visually screening any non-residential development from the abutting residential properties.

Vote taken on modified rezoning proposal passed 5:1 (Peters)

4. Susane Industrial Rezoning - Littleworth Road.
The Planning Board also modified this zoning proposal by establishing a 400 foot buffer zoned R-20 parallel to the Littleworth Road. Access to rear industrial acreage could only be permitted by first obtaining a Special Exception from the Zoning Board of Adjustment.
Vote taken on modified rezoning proposal passed 5:1 (Peters).

5. B-3 Zoning District Revisions -
The Planning Board unanimously approved the definition of "Light Assembly" as discussed by Mr. Sheldon and unanimously approved the rezoning proposal on a motion by Meserve and a second by Faria.

ADJOURNMENT -

Moved by Bouchard, seconded by Faria to adjourn. U.A.