



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Workshop
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: Tuesday, February 23, 2010
Meeting Time: 6:30 pm

MEMBERS PRESENT: Dean Trefethen, D.Andolina, Marcia Gasses, Linda Merullo, Perry Plummer, Doug Steele, Gary Green (Alternate) and Lee Skinner (Alternate).

MEMBERS NOT PRESENT: Ronald Cole (Chair) Frank Torr (Vice Chair) and John Swartzendruber

STAFF PRESENT: Christopher Parker (Planning Director), Steve Bird (Planner) and Michelle Beauchamp (Recording Secretary)

As the Acting Chair, D.Andolina called the meeting to order.

C.Parker reviewed the changes proposed at the last workshop. He noted that in regards to the Purpose statement, the word moral was removed. He noted that Dover does not call the Master Plan the Comprehensive Development Plan. He added that he would like to review the language and modernize some it.

C.Parker noted that the Applicability of Tables of Use and Dimensional Regulations by District tables discussed at the last workshop have been revised to include Conservation Lots in the R-12, R-20, R-40, RMU and RMSU Districts. In the Hotel/Retail District we add the Drive in Theater and in the Assembly and Office we added Gravel Pit.

C.Parker noted that an Election sign has been revised. Some of the language from the NH RSA 664:17 has been included. In addition the language regarding the 4X4 size was removed.

C.Parker noted that the reference to RSA 356 B:3 XXIII **B** does not exist. He noted that additional language was added: Additionally, the individual owners of units within the association, which are located within 200 feet of the common property line shall be notified by first class mail. He noted that the amendment should be made in the zoning chapter, subdivision and site plan regulations to be consistent and noted that Chapter 149 4 (a) stipulates that new nonresidential construction, 5 or more units of residential, creation of a parking lot over 4,000 sq ft or if the application disturbs greater than one acre of land would all trigger this in site review. For subdivisions a major or Open Space Subdivision would trigger the notice.

C.Parker questioned if the Board would like this to apply to everything in zoning or ZBA/Extractions only. M.Gasses noted that she would like to stay with our existing methods. She noted that we have a procedure in place and the responsibility lies with the association. She added that the notice is posted in two public places, online and in the newspapers.

G.Green recognizes that this is a sticky subject. He noted that per 356-3 II - common area(s) means all portions of the condominium other than the units. Per 356-B V – no project shall be deemed a condominium within the meaning of this chapter unless the undivided interests in the common areas are vested in the unit owners. He noted that he believes the condominium board members do not have the authority to represent individual owners. G.Green noted that he would not have any objection to notifying the individual unit owners of all units by first class mail.

D.Trefethen noted that people nearest to the property line are the ones more likely to feel the effects not the condominium owners on the other side. He feels that this is a right balance. He added that if we can do



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something cost effective and not a terrible burden on the applicant, then this is the balance. D.Andolina believes this goes the extra mile and is fair.

C.Parker noted that this would capture those directly affected. L.Skinner noted that this was less of a burden than he originally thought and he supports C.Parker's recommendation of the threshold.

The Acting Chair closed the Workshop