



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Workshop  
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820  
Meeting Date: Tuesday, March 9, 2010  
Meeting Time: 6:00 pm

**MEMBERS PRESENT:** Ronald Cole (Chair), Frank Torr (Vice Chair), Marcia Gasses, Doug Steele, Linda Merullo, Dean Trefethen, Perry Plummer, John Swartzendruber, Don Andolina and Lee Skinner (Alternate), Gary Green (Alternate).

**STAFF PRESENT:** Christopher Parker (Planning Director), Steve Bird (Planner)

The Chair called the meeting called to order at 6PM.

### **A. Discussion Re: Proposed Zoning Amendments.**

C.Parker reviewed the status of the proposed changes. He indicated that the board is on the intermediate level items, including conversion of single family dwellings into two or more units, and customary home occupations.

C.Parker reviewed the following amendments:

Conversion of a single family dwelling to a 2 unit dwelling: This is an item suggested by the Zoning Board for review. The footnote on the R-12 and R-20 District tables would be amended to specify that the new dwelling unit would be limited to 750 square feet, and the new dwelling unit shall be constructed within or attached to the original structure and construction materials shall be uniform with the original structure. At least one interior connecting door to pass between the primary residence and the second unit shall be installed. No new entrance or exit to the unit shall be constructed facing the front of the building, and no new curb cut from the street shall be constructed.

C.Parker explained that goal is to clarify that the intent is to allow rental units or family used units and not to create units for separate ownership.

C.Parker spoke to the next amendment, regarding the definition of Customary Home Occupation. This was an item suggested by the Zoning Board for review. The proposed changes include, removing the antique dealer use from the allowed uses. Also revising the disallowed uses to include machine/repair based businesses.

Discussion ensued regarding hair dressers and whether they were allowed or not. C.Parker to revise to clarify that they are allowed.

D.Andolina requested that language be added to the prohibited uses to cover like uses being disallowed.

Discussion ensued regarding the prohibited uses and that some may be allowable on a small scale. L.Skinner suggested removing machine/repair based uses and having them be covered by the no smells, fumes, noise. If a neighbor complains the complaint would warrant a review. The general feeling of the Board is to allow small innocuous uses that are not intrusive.

Discussion ensued regarding permitting of the Customary Home Occupation. C.Parker clarified that currently the City issues one permit when the home owner applies for the use. The general feeling of the Board is that the City should periodically review the permits. C.Parker to review options for an annual or bi-annual review.



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C.Parker spoke to the next amendment, regarding the location of fences. The amendment proposes a five (5) foot front setback for fences, and a two (2) foot side setback. This would improve visual safety buffers along sidewalks and roads. C.Parker clarified that the front setback would be from the property lines and not edge of pavement.

P.Plummer spoke against the two (2) foot side setback, as being restrictive and not allowing neighbors to share a fence. D.Trefethen spoke against the two (2) foot side setback stating that if the neighbors do not get along there could be conflict between the fences. . The general feeling of the Board is to remove the two (2) foot side setback.

Discussion ensued regarding permitting of fences. Other communities permit fences, and it is done to ensure proper placement. C.Parker to review neighboring communities and report back to the Board.

The Chair closed the Workshop