



CITY OF DOVER

DOVER PLANNING BOARD – WORKSHOP MINUTES

Meeting Type: Workshop
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: Tuesday, April 6, 2010
Meeting Time: 7:00 pm

MEMBERS PRESENT: Ronald Cole (Chair), Frank Torr (Vice Chair), Linda Merullo, Dean Trefethen, Perry Plummer and Lee Skinner (Alternate), Gary Green (Alternate).

STAFF PRESENT: Christopher Parker (Planning Director)

The Chair called the meeting called to order at 7PM.

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. He has made changes to the Customary Home Occupation and Fence amendment, and will go over those, as well as two new amendment proposals.

C.Parker reviewed the following amendments:

Conversion of a single family dwelling to a 2 unit dwelling: no change has been made.

C.Parker spoke to the amendment regarding the allowance of farm animals for family use. This was an item suggested by the Zoning Board for review. This amendment, which would revise the table of use in districts where single family and two family dwellings are allowed, would allow up to six (6) chickens to be raised, with no roosters, as well as the raising of sheep or goats for non-commercial use. Restrictions on lot size and coop/pen size and placement were explained.

C.Parker spoke to the changes made to the amendment of the definition of Customary Home Occupation. These include adding hairdresser to the allowed uses, reducing the uses prohibited by those previously called out, as well as indicating that like uses will not be allowed.

C.Parker spoke to a new amendment, regarding the definition of Civic Building. The definition currently includes the term “religion”, and the City already has a church use, so there is a potential conflict. Religion will be removed from the civic building definition.

C.Parker spoke to the next amendment, regarding a new definition of Farm Animals For Family Use and Livestock Poultry, and Swine. Parker explained that the livestock use has been in place for many years, but with the addition of the farm animals for family use, it seemed appropriate to differentiate the two. Discussion ensued regarding urban agriculture and if there is a demand to have the uses called out in the zoning ordinance. Support was shown for keeping the use on the list of amendments, and to further review the need.

C.Parker spoke to the next amendment, regarding the intensity of illuminated signs. Foot candle strength was listed and a requirement to dim the illumination from dusk to dawn.

C.Parker spoke to the next amendment, regarding the location of fences. The changes remove the proposed setbacks for fences, and instead limit the height of a fence in front of a house to four (4) feet. Side and rear fences could be up to eight (8) feet in height. This would improve visual safety buffers along sidewalks and roads.



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P.Plummer and D. Trefethen spoke in favor of lowering the four (4) foot height to three (3) in the front. L.Skinner asked for a rewording of the language for the fencing in front of a house. Discussion ensued regarding permitting fences as well as the height limits. C.Parker will discuss permitting with staff, and recommend language.

Discussion ensued regarding Customary Home Occupation signage and clarifying the prohibited usage language.

C.Parker indicated that he would update the board on overall progress at the April 27th regular meeting.

The Chair closed the Workshop