



**CITY OF DOVER**

## DOVER PLANNING BOARD – WORKSHOP MINUTES

Meeting Type: Workshop  
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820  
Meeting Date: Tuesday, May 25, 2010  
Meeting Time: 6:00 pm

**MEMBERS PRESENT:** Frank Torr (Vice Chair), Donald Andolina, Linda Merullo, John Swartzendruber, Perry Plummer, Doug Steele, Lee Skinner (Alternate), Gary Green (Alternate).

**MEMBERS ABSENT:** Ron Cole (Chair), Marcia Gasses, Dean Trefethen

**STAFF PRESENT:** Christopher Parker (Planning Director) and Jean Glidden (Recording Secretary)

The Vice Chair called the meeting called to order at 6 pm. L.Skinner sat for Frank Torr, who was sitting in for Ron Cole. G.Green sitting in for M.Gasses.

### A. Proposed Zoning Amendments

C.Parker noted that the documents in the packet describe the zoning amendments and read through all the changes. Item 2 removes amendments to definitions. Abutter ownership will be through City Tax Assessor office. D.Andolina suggested changing to entity. G.Green noted that he would like to change it to further than 200 ft for abutter notification.C.Parker stated that if we do amend that requirement we should amend subdivision and site regulations to be consistent.

G.Green noted that he believes that each unit owner has a legal right to the common area and is concerned that a unit owner more than 200 feet away from a property boundary will not be notified and will be at a disadvantage. Discussion ensued regarding 200 ft. and regarding the makeup of condominium boards/officers.

P.Plummer noted that he is concerned as well with apartment buildings and condominium's and if there is construction being done the property owner is notified not the tenants.

Discussion ensued regarding certified mail. We meet the State Law by contacting the association. We are the only community that does not notify each individual owner. P.Plummer said he didn't feel that .44 cents is not too much to keep them notified of the situation. C.Parker added that the applicant gives us three sets of labels currently and to ask for \$5.54 is a lot but the first class mail is reasonable.

D.Andolina asked G.Green for clarification on what he'd like to see the amendment read. L.Skinner added that if he asks that a letter be sent to an abutter and thinks it is only .44 cents it is not, it will cost more once the task has been completed. He said that he doesn't like the idea of notifying that many people. He confirmed with C.Parker that the City is obligated to notify the condominium association.

L.Merullo added that as M.Gasses is adamant of keeping the cost down for a homeowner. I am willing to leave it at the 200 ft.

P.Plummer said we have an obligation by law and morally we should notify all of them.

Discussion ensued regarding being a condominium owner and the rights and responsibilities.

The Board moved on to the remaining amendments.



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Removing the word religion from the definition of Civic Building. Conservation lot is a new definition. Customary home occupation we struck antique dealer and added hair dresser as an allowed use. Light emissions. Continued reading the definitions.

Allowance for 6 chickens without a rooster with requirements on a residential lot.

Districts and the purpose statements.

D.Andolina asked about the farm animals. C.Parker confirmed the goal is non commercial.

C.Parker adding as an allowed use to I-4 zone, gravel pits and excavation. Item eight is to revise the footnote.

An amendment to require dimmers on illuminated signs.C.Parker confirmed that current signs that are bright at night do not apply until a new permit is needed. Election signs. Amendment to fence regulations.

C.Parker spoke to an item on the regular agenda. He stated that he would like to post these tonight and start the mailing process. We have set June 22<sup>nd</sup> as the public hearing date. It would give people a month to review the amendments. L.Skinner asked if an entity could be a person. Discussion ensued. Abutter discussion took place. We can post it and see what type of feedback we get and we can make changes after it is has been posted. If you are comfortable with a bulk of them you should vote yes.

F.Torr said we need a census.

D.Steele added that he also feels strongly on changing the 200 ft. abutter notification. C.Parker said this can be changed if you decide to do so, but can wait until the next meeting when D.Trefethen and M.Gasses are present.

Discussion ensued regarding posting the amendments and waiting to make any changes until after the public hearing. This would not require a re-posting if the change is just striking the distance in the abutter definition.

F.Torr adjourned the workshop at 6:50 pm.