



CITY OF DOVER

PLANNING BOARD ADVISORY COMMITTEE ON INDUSTRY & COMMERCE – MINUTES

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room - 288 Central Avenue Dover NH
Meeting Date: **Thursday, March 8, 2012**
Meeting Time: 8:30 am

MEMBERS PRESENT: Marcia Gasses, Frank Torr, Dan Barufaldi

STAFF PRESENT: Steve Bird (City Planner)

1. **Call to Order** The meeting was convened at 8:55 AM.

2. **Approval of Minutes**

Barufaldi motioned to approve the minutes of 2/16/12 and 3/1/12, Torr seconded. Vote: Unanimous

3. **Discussion on Rezoning Business and Industrial Areas**

Bird reviewed the discussion held at the last meeting for the I-2 District near Progress Drive and Sumner Drive. The consensus was that changing to B-4 would not make sense because it would make most of the existing businesses nonconforming and remove the potential for future industrial uses to expand. It was decided that the permitted uses in the I-2 could be expanded to add “Commercial Recreation” and “Educational Institution, Post Secondary” to give the property owners some more options.

Bird also reviewed another discussion held at the previous meeting about retail uses in the Office District. Retail uses are allowed by special exception and the consensus was to add it as a use allowed by CUP and use the same criteria as is already listed for a special exception and maybe look to see if more criteria need to be added.

4. **Discussion on Amendments to Existing Business and Industrial District Dimensional Requirements and Standards**

Bird made sure everyone had copies of all industrial and business district tables and an updated copy of the Site Review Regulations to assist in the regulation review process.

Parking lots in the B-4 district were discussed at length. Concerns included instances where too much parking was located in front of buildings. Incentives for locating parking to the side and rear were discussed. Existing incentive of a 25% reduction in interior landscaping is not enough. If this is something the Planning Board wants, then it has to be written in the rules. Now it is mandatory if the parking lot is larger than 100 spaces. Also have to look at the reducing the front setback for building to something less than 75 feet. 50 feet would allow one row of parking spaces in front. The committee discussed having a sliding scale for the parking spaces location requirement. The committee asked Bird to develop some specific recommendations to bring to the next meeting.

Bird reviewed other regulations related to business districts such as reducing driveway cuts, interconnections between parcels, driveway spacing, landscaping and lighting. No changes were proposed for these areas.



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Barufaldi: Are there any incentives we could offer to encourage LED lighting for parking lots?

Gasses: We should see if Jim Maxfield, the City Electrical Inspector, could attend our next meeting. Bird will contact him to see if he is available.

5. Establish Meeting Schedule

The committee discussed when to meet next. The next meeting will be held on Monday, March 19, 2012 at 8:30 AM.

6. Adjournment

The meeting adjourned at 9:45 AM.

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