



CITY OF DOVER

PLANNING BOARD ADVISORY COMMITTEE ON INDUSTRY & COMMERCE – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room - 288 Central Avenue Dover NH
Meeting Date: **Thursday, March 1, 2012**
Meeting Time: 8:30 am

MEMBERS PRESENT: Marcia Gasses, Frank Torr

STAFF PRESENT: Steve Bird (City Planner)

1. **Call to Order** The meeting was convened at 8:40 AM.
2. **Approval of Minutes**

With only two members present, minutes will be reviewed next meeting.

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

Bird asked to look at the I-2 District near Progress Drive and Sumner Drive. The Planning Dept. had received a request from a property owner to review the potential for changing the I-2 District east of the railroad tracks to a business district. The permitted uses were reviewed for the two districts and 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 made the members aware that in the Office District, that retail uses were already allowed by special exception, which we did not realize at the last meeting. There was a discussion about changing it from a special exception to a use allowed by a Conditional Use Permit or a permitted use. 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 distributed copies of all industrial and business district tables and an updated copy of the Site Review Regulations to assist in the regulation review process. Bird will organize all the maps by zoning district so they can be discussed in groups.

5. **Establish Meeting Schedule**

The committee discussed when to meet next. The next meeting will be held on Tuesday, March 6, 2012 at 8:30 AM. Bird will check with Barufaldi to see if he and/or Tim Dargin can attend.

6. **Adjournment**

The meeting adjourned at 9:15 AM.

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