



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Media Access Center – Room #306 – McConnell Center
Meeting Date: **Tuesday, February 14, 2012**
Meeting Time: **7:00 pm**

Members Present: Dean Trefethen, Frank Torr (Vice Chair), Tom Clark, Dave White, Marcia Gasses, (Chair), Lee Skinner, Kirt Schuman

Members Not Present: Linda Merullo, Gary Green, Jake Forget (Alternate), Dennis Ciotti (Alternate)

Staff Present: Christopher Parker (Planning Director)

The Chair called the meeting to order at 7:00 pm.

1. CITIZENS' FORUM

No one spoke.

2. APPROVAL OF THE PRIOR MINUTES

- January 24, 2012 Regular Meeting Minutes

Motion: F.Torr motioned to approve the minutes, K.Schuman seconded. Vote: U/A.

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Colin McGarty, Seacoast Kettlebell LLC (Owner: Freetrade Inc.) Assessors Map 30, Lot 18, zoned I-1, located at 23 Horne Street. (4,900 square foot personal training studio) ***(P12-01)**

C.McGarty explained the use and how it related to the surrounding uses.

Motion: K.Schuman motioned to accept the application, L.Skinner seconded. Vote: U/A.

Public hearing open.

B.Setear, 29 Horne St, spoke against the application with concerns about traffic on Berry Brook Ct.

J. Oconner, 48, Horne St, speaking for himself and A.Foss of Ash St, spoke against the application.

A.Adarian, 14 Horne St, spoke in favor of the use, believes it is better than an industrial alternative.

R. Wilson, 75 Horne St, spoke in favor of the use.

M.Snow, 6 Berry Brook Ct, echoed concerns about traffic on Berry Brook Ct.

C.Goodwin, 43 Hough St, has concerns about traffic congestion, and questioned the industrial uses.

C.Robinson, Berry Brook Ct, questions about the notice process, and recommended Board members view the site and see the traffic use of Berry Brook Ct.

R.Callaghan, 32 Horne St, has concerns about previous approvals on the lot, the parking calculation and traffic flow.



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R.Grimsley, 40 Maple St, has concerns about noise, and outdoor activity. Also have concerns about the Berry Brook.

Public hearing was recessed

C.Parker explained the connection with Chapter 170-19, discussed the zoning and history of the changes to the area to create a more context sensitive development. C.Parker discussed the Board's ability to add conditions of approval to limit traffic onto Berry Brook Ct and pointed out the email from the abutter in support of the request.

M.Gasses mentioned that the Board should consider holding a site walk.

D.Trefethen discussed the changing zoning, the traffic concerns and addressed the potential of a condition of approval of adding a gate to the end of Berry Brook Ct.

L.Skinner confirmed the history of the gate.

K.Shuman asked C.Parker to list potential uses that don't require Board approval. Parker listed uses allowed in the I-1 district, including warehousing, wholesale, manufacturing, trucking terminal, fuel storage, and that none of these uses would require Planning Board approval. Also, Parker explained the uses allowed by the provisions of 170-19.

Motion: D.Trefethen motioned to table the application until February 28, 2012, L.Skinner seconded.
Vote: U/A.

The site walk will be 9 am on Saturday, February 18, 2012 at the 23 Horne Street entrance.

M.Gasses asked for a five minute recess.

B. Low Impact Development Presentation

C.Parker spoke about the February 9, 2012 EPA public hearing on the City's Permit to operate the Waste Water Treatment Facility on Middle Road.

M.Gasses presented information regarding LID (See handout in file).

C. Update to the Board on DBIDA activities and projects, by Dan Barufaldi

D.Barufaldi spoke about various projects, including business outreach, business retention and tourism.

F.Torr confirmed that the City was actively pursuing businesses related to Albany International and Safran.

5. STAFF COMMENTS

C.Parker reminded the Board about the City Council workshop, March 7, 2012, covering the recommendations of the Master Plan.

6. COMMITTEE REPORTS



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M.Gasses updated the Board on the Commercial/Industrial Advisory Committees work.

L.Skinner updated the Board on the progress with the Open Space and Conservation Master Plan chapter.

K.Schuman updated the Board on the Master Plan process, and distributed a flyer of upcoming events.

7. ADJOURNMENT

Motion: F.Torr motioned to adjourn, K.Schuman seconded. Vote: U/A. (8:56 pm)