



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, January 24, 2012**
Meeting Time: **7:00 pm**

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

Members Not Present: Linda Merullo

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 10, 2012 Regular Meeting Minutes

Motion: F.Torr motioned to approve the minutes, D.Trefethen seconded.

D.Trefethen asked to have page 2, section 5A clarified that he was looking for the review of Mobile Homes to specifically review the RCM regulations/district.

G.Green asked to have his comments on page 2 section 4 reviewed for clarification.

Vote: U/A.

3. OLD BUSINESS

- A. Public Hearing to consider amendments to Chapter 155, entitled "Subdivision of Land" of the code of the City of Dover. Amendments include a clarification about surety bonds; a requirement to post hours of construction and contact information; revising the requirements of a locus map; revising the requirements of elevations on a plat and construction sheets; clarification of easement locations; clarification of naming of right of ways; requirements for reviewing drainage studies during construction; updates to the storm water management requirements; clarification of blasting requirements; clarification of street paving composition; requiring a sign identifying a private roadway; clarifying storm sewer appurtenances; requirements if infrastructure is to be private; clarifying the size of a water main and the type of hydrants allowed; requirements for energy efficient street lighting; clarification that a certificate of occupancy may be withheld if fees are outstanding; clarifying the make up of the Technical Review Committee.

Motion: D.Trefethen motioned to remove the item from the table. G.Green seconded. Vote: U/A.

No one spoke. Public hearing was closed.

Motion: G.Green motioned to approve the amendments as presented. T.Clark seconded. Vote: U/A.

Public Hearing to consider amendments to Chapter 149, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include revising the thresholds where site review is required; Technical Review Committee makeup; requirements for surety bonds and performance bonds; a requirement to post hours of construction and contact information; requirement to locate all wells on



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a site plan; requirement to install pervious materials for all internal walkways; requirement to install external sidewalks; requirements for pervious pavement to be used for vehicle storage areas of a certain size; clarification that a certificate of occupancy may be withheld if fees are outstanding.

Motion: D.Trefethen motioned to remove the item from the table. K.Shuman seconded. Vote: U/A.

C.Parker pointed out that staff had added the reference to the New Hampshire Stormwater Manual to new section f on amendment 8.

No one spoke. Public hearing was closed.

Motion: T.Clark motioned to approve the amendments as presented. J.Forget seconded. Vote: U/A.

- B. C.Consideration and possible vote of a request for a 90-day extension for a minor lot line adjustment plan for Berry Surveying & Engineering (Owner: Fenton & David Groen) Assessor's Map 17, Lots 56 & 56A, zoned R-12, located at 67 & 75 Central Avenue. (P11-33) (previously approved on 7/26/11)

C.Parker discussed the request from Berry Surveying, explaining that the lot line adjustment was still valid, and that the applicant had just missed the submittal dates.

Motion: T.Clark motioned to approve the extension as requested. L.Skinner seconded. Vote: U/A.

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Michael & Shelby Brewer, Assessor's Map 32, Lots 36-E & 36-F, zoned R-12, located at Fourth Street. (Encroachment into wetland buffer) *(P11-61)

The item is returning to the Conservation Commission for additional review and endorsement.

5. STAFF COMMENTS

C.Parker suggested three more amendments to consider: rezoning an area of land off Oak Street, reviewing the definitions of "lot", and updating the types of child care facilities.

T.Clark asked for clarification on the review of mobile homes.

6. COMMITTEE REPORTS

M.Gasses asked for volunteers from the Board to work with staff to review the commercial zones and their regulations. M.Gasses volunteered

K.Schuman updated the Board on the Community Visioning project.

L.Skinner updated the Board on the Open Space and Conservation Chapter of the Master Plan. He will present the results to the Board in March.

7. ADJOURNMENT

Motion: G.Green motioned to adjourn the meeting at 7:24 pm. T.Clark seconded. Vote: U/A.