



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, October 11, 2011**
Meeting Time: **7:00 pm**

Members Present: Marcia Gasses (Chair), Frank Torr (Vice Chair), Tom Clark, Dean Trefethen, Linda Merullo, Lee Skinner, Gary Green

Members Not Present: Ron Cole, Jake Forget (Alternate), Kirt Schuman (Alternate), Dave White

Staff Present: Christopher Parker (Planning Director)

The Chair called the meeting to order at 7:02 pm

1. REVIEW OF LAND USE REGULATION AMENDMENTS

C.Parker reviewed the 10 proposed zoning amendments

- Definition changes
- Area rezoning
 - Central Avenue
 - Hall Street
 - Spruce Lane/Tanglewood Drive
- Frontage/Use amendments
 - R-12
 - R-20
 - Auto Service and Vehicle Refueling Recharge
- Adding Assisted Living Facility and Continuing Care Community Facility to the R-40, R-20, ARM-U and O districts
- Restricting drive thrus in the CBD
- Allowing greenhouse, farm stands in the R-20
- Clarifying TDR requirements
- Adding an ordinance to regulate Small Wind Energy Systems
- Clarifying the ratios of uses in the RCM Overlay district
- Amend Political Advertising requirements.

The Board discussed the vehicle refueling and recharging requirements, including the retail portions.

The Board discussed temporary sign regulations.

G.Green asked that the area rezoning be clarified; including locating lots I-100A – D.

The Board discussed concerns about the new political advertising regulations. C.Parker to confirm changes with the General Legal Counsel.

C.Parker reviewed the 24 proposed subdivision amendments

- Changes to the performance bond requirements
- Requirement for construction signs and hours of construction
- Increase in time required for a maintenance bond
- Locus map requirements for Preliminary Plats
- Elevation requirements for Final Plats
- Elevation requirements for Construction Details
- Amendment to easement requirements



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- Requirement that a private right of way be called a “drive”
- Allowing the City Engineer to require a follow up drainage study
- Clarification of the location of the SWPP reports
- Requirement that HOA or Condo bylaws document the need for an O&M plan for storm water infrastructure
- Erosion Control requirements
- Clarifying the need for a gradation analysis in the street improvement regulations
- Removing the requirement for bank-run gravel in the street improvement regulations
- Requirement to add a notice to drivers if they are on a non-city maintained roadway
- Clarifying catch basin requirements
- Requirements for maintenance of private sanitary sewer lines
- Requirements for water mains to be adequately sized
- Clarifying the style of hydrant allowed.
- Requirement that private roads have a “Private” sign
- Requirement that street lighting be energy efficient
- Clarifying that if inspection fees are not paid, a CO can be withheld.
- Clarifying membership of the TRC

The Board discussed the storm water management items, private roadway items and clarifying the hours of operation for construction.

C.Parker reviewed the 9 proposed subdivision amendments

- Requirement for paving of a lot to receive site plan review
- Requirement for extending paving on a lot to receive site plan review
- Clarifying membership of the TRC
- Requirement for construction signs and hours of construction
- Clarifying escrow authority for Building Official and City Engineer
- Elevation requirements for Final Plats
- Requirement of pervious materials to be used on walkways and to require sidewalks on infill development
- Requirements relative to pervious materials on parking lots/areas
- Clarifying that if inspection fees are not paid, a CO can be withheld.

The Board discussed pervious surface requirements and suggested clarifying changes to be made.

2. ADJOURNMENT

Motion: Green motioned to adjourn the meeting at 8:10 pm pm. Seconded by Skinner. Vote: U/A