



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, November 13, 2012**  
Meeting Time: **7:00 pm**

**Members Present:** Dennis Ciotti (Chair), Dean Trefethen, Mayor Frank Torr (Vice Chair), Tom Clark, Gary Green, Kirt Schuman, Dave White, Lee Skinner, John Leggett, Dexter Tarbox (Alternate).

**Members Not Present:** Jake Forget.

**Staff Present:** Christopher Parker (Planning Director)

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

### 1. CITIZENS' FORUM

*Citizen's forum open. Nobody spoke. Citizens forum closed.*

### 2. APPROVAL OF THE PRIOR MINUTES

- October 23, 2012 Minutes.

Minutes to remain on the table until November 27, 2012.

### 3. OLD BUSINESS

- A. Discussion and possible vote on the City's proposed Capital Improvements Program (CIP) FY 2014-2019.

G.Green voiced a desire to have a building and planning committee formed for the Police Facility project, and voiced caution about the final cost of the Wastewater Treatment Facility upgrades.

**Motion:** T.Clark motioned to recommend the CIP as submitted with an additional recommendation that planning and building oversight committees be formed. Seconded by K. Schuman Vote: U/A.

- B. Presentation and discussion of concept plan for Summit Land Development, Thornwood Commons LLC, and Dover Point Road 252 LLC (Owners: Varney Lands LLC, Thornwood Commons LLC & Dover Point Road 252 LLC) Assessor's Map K, Lots 6, 19 & 19-1, zoned ETP (RCM Overlay), located at Thornwood Lane. (For a mixed-use commercial and residential master concept plan) (P12-33)

Chad Kageliery represented the application and discussed the economics of the project as well as the obstacles that have been in place for the completion of the project. He asked the Board to consider granting an extension of the approval for one more year and asked that a committee be formed to review the zoning regulations and work to craft regulations that can be used to further the project.

Discussion ensued about market trends and styles of development that are currently occurring.

D.Ciotti voiced support for the extension. The Board will consider the request on November 27, 2012

### 4. NEW BUSINESS

- A. Presentation by Lisa Henderson of the Workforce Housing Coalition on the results of the October design charrette for the block at Central Avenue, Sixth Street, Chestnut Street and Fifth Street.



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Lisa Henderson of the Workforce Housing Coalition of the Greater Seacoast discussed the mission of the Coalition and the need for affordable and workforce housing in the Seacoast area. She then described the background for the Charrette that was held on October 11 and 12.

J.Mettee discussed the context of the area the Charrette was performed, including the buildings, roadway network and the discussions with property owners.

R.Woodburn and C.Goodknight described the concepts and the streetscape possibilities.

D.Ciotti thanked the team for the work and possibilities rendered.

### 5. STAFF COMMENTS:

- Parker discussed the Charrette he participated in November 9 and 10 in Swanze.
- Parker updated the Board on the zoning project and Arch Street subdivision.

### 6. ADJOURNMENT:

**Motion:** L.Skinner motioned to adjourn at 8:35 pm. Seconded by F.Torr. Vote: U/A.