



**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 8, 2013**  
Meeting Time: **7:00 pm**

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

**Members Not Present:** Gary Green, Jake Forget (Alternate)

**Staff Present:** Christopher Parker (Planning Director); Gail Pare (Recording Secretary)

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

### 1. ELECTION OF OFFICERS

The Chair entertained nominations for Chair and Vice Chair of the Planning Board. He thanked Frank Torr for his many years of service as Vice Chair of the Planning Board. Frank will remain on the Board but has asked to step down as Vice Chair. The Chair handed out a letter from Gary Green who was unable to attend tonight's meeting, but offered his own nomination if no one else came forward.

F.Torr motioned to nominate Dennis Ciotti as Planning Board Chair. Seconded by K.Schuman.  
F.Torr motioned to nominate Kirt Schuman as Planning Board Vice Chair. Seconded by T.Clark.  
D.Trefethen motioned to nominate Gary Green as Vice Chair. Seconded by Dennis Ciotti.

The Board voted by secret ballot. The votes were tallied and the results were announced by Chris Parker.

Dennis Ciotti was elected as Chair, and Kirt Schuman was elected as Vice Chair.

### 2. CITIZENS' FORUM

*Citizens Forum Open. No one spoke. Citizens Forum Closed.*

### 3. APPROVAL OF THE PRIOR MINUTES

- December 18, 2012 Regular Meeting Minutes

**Motion:** F.Torr motioned to approve the December 18, 2012 meeting minutes with corrections. Seconded by T.Clark. Vote: U/A.

### 4. OLD BUSINESS – N/A

### 5. NEW BUSINESS

A. Discussion Regarding Prioritization of suggested Land Use Regulation changes.

C.Parker discussed the suggested prioritization of the land use regulation changes and described the timeline proposed. He briefly reviewed two letters that were received. One was from Mark and Monique Kane of Cushing Street asking the Board to look at rooming houses in the RMU district; and one from Tony McManus asking the Board to consider requiring that trees that are removed be replaced. C.Parker mentioned that this could be a blanket ordinance, that would need the City Council looking into it.

Planning Staff feels that they should look at street design and street scape improvement requirements, or have the TAC review.



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C.Parker handed out a copy of RSA 540-1a and agrees that the City should not amend a state law, but clarifying tenancy in the RMU as to what type of use is allowed.

C.Parker confirmed for T.Clark that this is a problem primarily in the RMU district and not city wide.

D.Tarbox confirmed that rooming houses are allowed in other places in the RMU district.

C.Parker suggested that any proposed change would affect just the RMU district.

Regarding Tony McManus' request to replant a tree, C.Parker feels it is an invasion of property owner rights and he is not sure the Planning Board should be involved.

K.Schuman stated he has no problem reviewing land use regs. or providing an incentive to keep existing vegetation.

C.Parker stated that he is happy to look at the buffer and landscaping regs. but feels it should not be a zoning requirement.

L.Skinner asked if there is any documentation/history of lost trees within the City.

C.Parker discussed that subdivisions today are more visible than in the past. Replanted trees are not as substantial as the originals.

T.Clark feels regulations for Site Review and Subdivision are already in place, if a report comes in that a tree is cut down, and it was a condition of approval to have trees, then it goes back to the condition of approval.

C.Parker feels an inventory of current trees would be difficult.

D.Trefethen stated that it becomes problematic in the details, but it is a good idea. Hundreds of trees are removed during subdivisions and it could become cost prohibitive to builders in that case to replace them. He thinks clustering of trees may be better.

J.Leggett asked what is the purpose of replacing the trees; he questions if it is for aesthetics and buffering.

C.Parker stated that he feels the request from Tony McManus was both because of environmental issues and for aesthetics.

K.Schuman feels we should revisit the topic at a later date including funding for replacement trees.

C.Parker confirmed for D.Ciotti that both Engineering and Planning staff reviews sites as needed.

### B. Appointment of subcommittee to review Residential Commercial Mixed Use Zoning Ordinance

C.Parker advised that previously T.Clark had volunteered as a Planning Board representative; and in addition Bill Rueger, who lives in the residential portion of the Thornwood development project, has volunteered. At the Board's request, a letter was sent to Mrs. Follansbee and the abutter who lives next to the proposed vehicle refueling station, but Parker has not heard back from either. Dan Barufaldi and the developer will also be involved. At the suggestion of D.Ciotti, this will be postponed until the January 22, 2013 meeting date to see if Mrs. Follansbee and/or the abutter respond.

L.Skinner asked what the scope of the review is for.



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C.Parker responded that at the November meeting, when the developer was making changes to the plan, he saw some areas of the ordinance that he wanted amended. Parker explained that he didn't just want to change them without an independent review, which is targeted to those concerns.

C.Parker presented plans for a Rochester subdivision development (The Village at Clark Brook) which abuts a small portion of Dover land. The property is off of Blackwater Road. None of the subdivision comes into Dover and it did not require Dover Planning Board approval.

Robert Baskerville, of Bedford Design Consultants, was on hand to answer any questions.

D.Ciotti asked if the abutter was notified and asked him to identify the abutter.

Mr. Baskerville confirmed that Claire Desroisiers was notified by certified mail. Rochester has this item on its agenda for the January 28, 2013 meeting.

The Chair asked for a show of hands, since this is a non-voting meeting. Show of hands: U/A.

### 6. STAFF COMMENTS

The 2013 Planning Board workshop schedule was handed out to Board members. The proposed topics and dates were discussed.

### 7. COMMITTEE REPORTS

### 8. ADJOURNMENT

**Motion:** F.Torr motioned to Adjourn at 7:44 p.m. Seconded by K.Schuman. Vote: U/A.