



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, September 24, 2013**  
Meeting Time: **7:00 pm**

**Members Present:** Dennis Ciotti (Chair), Kirt Schuman (Vice Chair), Tom Clark, Frank Torr, Lee Skinner, Gary Green, Dave White, Michael Weeden, Councilor; Catherine Plante (Alternate)

**Members Absent:** Dexter Tarbox (Alternate), Deborah Thibodeaux (Alternate)

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

The Chair called the meeting to order at 7:03 pm.

### 1. CITIZENS' FORUM

*Citizens Forum Open. Nobody spoke. Citizens Forum Closed.*

### 2. APPROVAL OF THE PRIOR MINUTES

- August 27, 2013 Regular Meeting Minutes.
- September 10, 2013 Regular Meeting Minutes.

**Motion:** K.Schuman made the motion to approve. Seconded by G.Green.

F.Torr asked to have the minutes reflect that the Chair opened the meetings, not vice chair.

Vote to approve, as amended: U/A

### 3. OLD BUSINESS

- A.** Impact Fee Waiver Request for Coheco Mills Holdings, LLC, Assessor's Map 2, Lots 37 & 37A and Map 3, Lots 63, 63B & 66 located on 100 Main Street.

K.Schuman stepped down

**Motion:** F.Torr made the motion to remove from table. Seconded by L.Skinner

C.Parker explained the waiver process, and the requested waiver. An updated spreadsheet with elements was included in packets and was explained.

L.Skinner and G.Green expressed concerns relative to the inclusion of the courtyard and the bridge repairs. Discussion ensued relative to the value of the easement and improvements, and what the tangible value to the public is. Questions were raised about blocking vehicle traffic from traveling on the mill bridge over the falls.

*Reopened public hearing.*

M.Assia spoke for the applicant supporting the request and commented on the applicants desire to create and maintain the improvements. Spoke to installing barricades to allow pedestrian traffic on the bridge.

*Public hearing closed*

#### **STAFF RECOMMENDATION:**

The Planning Department recommends that after duly considering the merits of the waivers, the Planning Board should make recommendations on the waiver request and forward the request onto the City Council for its review and consent.

L.Skinner supports the request in part due to letter of support from Gary Bannon and email from Doug Steele.



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**Motion:** L.Skinner made the motion to recommend that the Council accept infrastructure, in lieu of payment of the recreation impact fee for 74 units, and the Planning Board grants the waiver for the impact fee, should the Council accept the donation. Seconded by T.Clark. Vote: 7-1

### B. Reaffirmation of Support for Exit 10 and Upgrades to NH Route 108

Sen. David Watters explained the desire to place Exit 10 back into the State's Ten Year Transportation Improvement Plan.

C.Parker explained the history of Exit 10 and the inclusion of the exit and improvements to NH Route 108 between Weeks Crossing and the Rochester City Line with Somersworth.

L.Skinner discussed concerns about economic impact to Dover businesses in the vicinity of Exit 9.

F.Torr discussed population growth and how that will impact the economic development of the whole region.

K.Schuman believes there will be a short term economic impact, but long term this exit will be of little impact.

**Motion:** G.Green made the motion to reaffirm the City's 2002 position on Exit 10 and the NH 108 Upgrades. Seconded by F.Torr. Vote: U/A

## 4. NEW BUSINESS

- A. Consideration and acceptance of an application for a one-year extension per Chapter 155-24.B and a Waiver Request per Chapter 155-24.A to the approved Wyndbrook at Dover Open Space Subdivision Plan for Eric S. Katz and Tolend Road Properties, LLC, Assessor's Map G, Lot 24J, zoned R-20, located at Tolend Road. Previously approved on September 9, 2008. \*(P03-36A)

Attorney Malcolm McNeill represented the applicant and discussed the progress of the applicant and the market conditions. He handed out a phase map showing the progress of the subdivision (See file).

M.Weeden confirmed the alternative to granting the waiver with Attorney McNeill.

G.Green asked about granting longer than a 1 year extension.

**Motion:** G.Green made the motion to accept. Seconded by M.Weeden. Vote: U/A

*Public hearing open.*

Tom Williams, 60 Tolend Road, asked about recreational opportunities.

*Public hearing closed.*

### STAFF RECOMMENDATION:

C.Parker explained the set aside of land for future ball fields and stated that the Planning Department recommends that the waiver request and extension request be approved for one (1) year with the following conditions:

### Conditions to Be Met Prior to Issuance of a Building Permit:



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1. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application.
2. The approval includes the granting of the waiver requested for the reasons stated by staff. The Board finds that the criteria of Chapter 155-51.A have been met.

Board discussed granting staff the ability to administratively approve a second year, and the need to add notice about the Water/Sewer Investment fees.

C.Parker re-read conditions of approval:

### Conditions to Be Met Prior to Issuance of a Building Permit:

1. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application.
2. Any new dwelling unit shall be assessed the current water/sewer investment fee in place at the time of the application to connect to the system.
3. The approval includes the granting of the waiver requested for the reasons stated by staff. The Board finds that the criteria of Chapter 155-51.A have been met.
4. The approval includes the endorsing and administrative approval of a further extension, should the applicant need one, by the Director of Planning and Community Development, should he/she find that surety is still in place and progress is still being made.

**Motion:** T.Clark made the motion to approve with staff recommendations. Seconded by G.Green. Vote: U/A

## 5. STAFF COMMENTS

*C.Parker gave some updates:*

- CIP – October 2<sup>nd</sup> will be the date of the joint meeting.
- Climate Change – Upcoming events flyer was addressed. The exercise with MIT and Great Bay is to address concerns. The goal of this is not to come up with a solution. The goal is to have the dialogue and to talk about climate change adaptation. The value of role play scenarios adds the overall concept. Members were encouraged to find a date to attend.
- Staff has prepared a supplemental CPG application to review the zoning along Knox Marsh Road. NHHFA has an additional \$10,000 dollars available to successful Round 1 applicants.
  - **Motion:** T.Clark made the motion to have the Chair sign a letter of support. Seconded by K.Schuman. Vote: U/A
- The Chair welcomed Councilor Weeden
- The Chair thanked Mayor Trefethen for his time on the ZBA and Planning Board

## 6. COMMITTEE REPORTS – N/A

## 7. ADJOURNMENT

**Motion:** K.Schuman made the motion to adjourn at 8:37 pm. Seconded by L.Skinner. Vote: U/A.