



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306, Dover NH 03820
Meeting Date: **Tuesday, August 12, 2014**
Meeting Time: **7:00 pm**

Members Present: Dennis Ciotti (Chair), Kirt Schuman (Vice Chair), Frank Torr, Tom Clark, Lee Skinner, Gary Green, Dave White, Catherine Plante, William Garrison (Councilor), Christopher Lawrence (Alternate), Gina Cruikshank (Alternate)

Members Not Present: Maggie Fogarty (Alternate)

Staff Present: Christopher Parker (Planning Director), Diane Britt (Recording Secretary)

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

1. CITIZENS' FORUM

Citizen's Forum Open

Mary Hebbard, 97 Spruce Lane, expressed concerns about a recent article in Fosters entitled Dover Issues Reminder About Rules for Political Advertising. She urged staff to rethink enforcement of political advertising signs.

Rick Hebbard, 97 Spruce Lane, spoke about the constitutionality of political advertising regulations.

Anthony McManus, 39 Glen Hill Road, stated he is concerned that a mistake has been made adopting the Gateway Zoning District for the length of Central Ave. He suggested that consideration be given to repeal that portion of the Zoning Ordinance. He is also suggesting that the Planning Board and the City Council look at the ordinance which says that each residential unit have two parking spaces. In addition, he stated that the ordinance regarding height of buildings in the Central Business District is based on stories and not footage. He prepared a handout and passed it out to board members.

Citizen's Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- July 22, 2014 Regular Meeting Minutes

Motion: K.Schuman made a motion to accept the Minutes from the July 22, 2014 Regular Meeting. Seconded by C.Plante. Vote: U/A

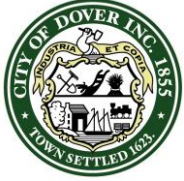
T.Clark would like staff to review the discussion between him and Jason Hill regarding pre- and post-construction landscaping. He remembers being told that it is going to be "equal to or better than the landscaping that is there now".

3. OLD BUSINESS

The Vice Chair announced that item 3B will not be heard tonight.

- A. Consideration and possible vote on a Minor Subdivision and Transfer of Development Rights Sketch Plan for Mark Phillips & The Storage Barn, LLC, (Owner: Diane & Jeff Weeden & The Storage Barn, LLC), Assessor's Map D, Lots 15 & 16, zoned B-4, located at 385 & 387 Sixth Street. (2 lots subdivided into 3 lots) *(P14-30)

Motion: F.Torr made a motion to remove it from the table. Seconded by K.Schuman. Vote: U/A



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Jonathan Ring, Jones & Beach Engineers, Inc., represents the applicant, Mark Phillips, who was also present. He stated two changes were made to the plan following site walk. There was a shift to the corner of Lot 16-G to allow for a sign, and minor adjustments were made to Lot 16-G to reduce pavement at the back of the site. They have reviewed the staff memo and understand that the TDR is being recommended for relief of frontage, minimum lot size and setbacks for all three lots. He explained that Lot 16 shows Building A and the barn in the setback along one edge. He is requesting buffer impacts where there is pavement behind Building A and beside Building C either through the TDR or through a conditional use permit later in the site review process. He estimates that the impact is about 18,000 sq. ft. which is an 85% reduction from the plans submitted in May. He stated there are no issues with the subdivision and they request approval subject to staff recommendations.

C.Plante asked J.Ring what the Conservation Commission said about their application.

J.Ring stated this went before the Conservation Commission on June 9, 2014 and they voted to approve the TDR to approve the buffer impacts.

C.Parker stated the Conservation Commission had no role in the TDR; their role was to advise regarding the Conditional Use Permit. In the minutes from that meeting, the Conservation Commission specifically said they did not like the TDR but then they endorsed the CUP 7/0.

Public Hearing Removed From the Table

C.Parker stated that Dan Barufaldi, the Dover Economic Development Director, could not be here tonight but asked that he read his letter into the record. The letter stated he does not support the project.

G.Green asked how many buildings are being proposed in this plan.

C.Parker and J.Ring stated 18 buildings are being proposed.

Public Hearing Closed

M.Phillips asked if the Chair could reopen the public hearing so that he can respond to the letter.

The Chair asked for a show of hands to reopen the public hearing: Vote: 9/1 (D.White opposed)

Public Hearing Reopened

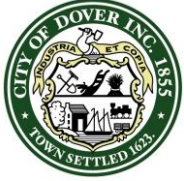
M.Phillips stated that at a meeting on January 14, 2014 D.Barufaldi asked him to move the building back 500 ft. from Sixth Street. He stated at that time that this would impact the wetland buffer and C.Parker stated he would support him on this.

Public Hearing Closed

L.Skinner stated he did not think this qualified for TDR consideration and gave his reasons.

G.Green stated he agreed and felt that TDR for a parcel that cannot be developed does not make sense.

D.Ciotti stated that he and C.Parker spoke about TDR and want to revisit it at a future date. He stated there are no development rights on conservation lands or wetlands.



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STAFF RECOMMENDATION

C.Parker stated at the site walk he was struck with the thought that they could do what they are looking to do there without the TDR. Having worked with the applicant through the process, he understands the value of being able to carve off lots and sell those off to reinvestment into the lot that they want to retain. That is one of the reasons why staff recommended that minimum lot size, minimum frontage and side/rear setbacks be granted as part of the TDR. Those could be done without the TDR and could be done through the condominium form of sales. It seemed reasonable for the TDR for those three elements to be granted because they could not come to the Planning Board and do the same thing. But there is a quid pro quo here - already protected land is being protected and they would be given something that they already have by right. He explained that the TDR is a discretionary regulation. He stated he agrees with J.Ring that it would be a side setback for the barn building.

He said the Planning Department recommends the Planning Board grant approval of the use of TDR for frontage, minimum lot size relief, and side and rear setbacks for the newly created lots, but not for relief from the wetland buffer of fifty (50') feet with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. A final TDR plan shall be executed documenting the landscaping requirements as outlined in Ch. 170-27.2.F(6).
2. The applicant shall submit deed restrictions on architectural requirements that enhance highest and best aesthetics of the area and conservation restrictions, to be reviewed as to form by the City Attorney and approved by Planning Department staff.
3. The owner's signatures shall be added to the final plat submitted for signature.
4. The applicant shall provide the Planning Department with a digital version of the final plat.
5. The applicant shall revise the plat to add the Planning File number P14-30 to the title block.

If the Planning Department grants the TDR, then staff recommends approval of the subdivision plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P14-30 to the title block.

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

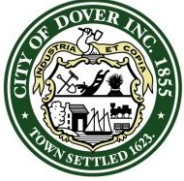
4. All new structures shall be assessed the current impact fees in place at the time of building permit application.
5. All new structures shall be assessed the current water and sewer investment fees in place at the time of application for water and sewer service.

If the Planning Board does not grant the TDR as presented, then staff recommends to table the subdivision plan as it cannot be acted upon.

C.Parker stated that if there has been any miscommunication on the part of staff he apologizes.

G.Green asked that, if the board follows the staff recommendation to allow the TDR for those three elements but not for the wetland buffer encroachment, does the applicant have a reasonable remedy by simply reducing the size of site plan or the number of units and, if so, how much would he have to cut back to make it work without the need for the TDR into the wetlands.

C.Parker stated if the TDR is granted as presented, there is still a lot of work to do on the site plan. If they are not granted the TDR they will have to do a lot of reconfiguring of the site. He reminded the board that staff



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recommendations are exactly that - recommendations. It is within the board's purview to grant any gradient of the TDR.

C.Plante stated she agrees with L.Skinner that there is nothing special about the land and asked what makes this project a no.

C.Parker responded that typically a conditional use permit is for 200, 600 or maybe 1,000 sq. ft. vs. 127,000 sq. ft. of encroachment, down to 39,000 sq. ft. There is a difference between 1,000 sq. ft. and 39,000 sq. ft. In the past when the TDR has been utilized to encroach into wetlands, the Planning Board has felt the economic tradeoff has been greater and has agreed. He advised the board to keep in mind the magnitude and if they are comfortable with it.

K.Schuman stated he disagrees with the Planning Director's recommendation. He said there is nothing to compel him to use the TDR tool because there is very little economic development impact from the project. He stated he is reluctant to agree to the recommendations due to the premise that the Director outlined, which is the condominium form of development, and he would lean toward the applicant exploring that option.

W.Garrison stated he tends to agree with the staff recommendations. The concept of the TDR is new to him and he is concerned that granting the TDR in its complete form may set a precedent in the future but stated he is willing to go with approval per the Planning Department's recommendation. If this is approved he questioned when the conditional use permits for the front buildings would come to the Planning Board.

C.Parker stated when the site plan is submitted to the Technical Review Committee, they would identify what conditional use permits are needed. At that point the applicant could go to the Conservation Commission and ask them to endorse conditional approval.

W.Garrison stated he could not say that he would then automatically endorse conditional use for the front portion until it goes through its process and he has a better understanding.

F.Torr stated he agrees with the Planning Department recommendation.

C.Parker clarified that at the first Zoning Board hearing this item was tabled and staff met with the applicant to see if there was a way that staff would not oppose the application, which they did originally. The compromise that was reached was the building would be 500 ft. back from Sixth Street. Staff then took a more neutral position rather than being opposed, with the understanding that a B-4 use would be visible at the front of the property.

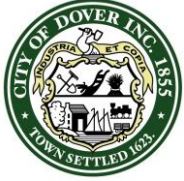
D.White stated he does not support the Planning Department recommendation. He does not see the value in granting the TDR.

Motion: F.Torr made a motion to approve subject to all recommendations in staff memo.

C.Parker confirmed with F.Torr that the motion was to approve both the TDR and the subdivision.

Seconded by W.Garrison. Vote: 6/3 - PASSES

- B. Consideration and possible vote on a Conditional Use Permit for Adam, Jade & Sheryl Fogg, Assessor's Map L, Lot 13, zoned R-20, located at 25 Nute Road. Replace existing house and garage with new house and garage in a single structure. Total permanent impact to the Conservation District is 3,900 sq. ft. *(P14-23)



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This item is not being heard tonight.

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Paul Delisle, Assessor's Map 8, Lot 17, zoned R-20, located at 20 Leighton Road. Proposal is to add approximately 200 sq. ft. of additional porch to an existing house within the Conservation District adjacent to the Bellamy River. *(P14-36)

Colleen Lake of The Look Interiors represented the applicants, who could not attend the meeting. She explained the proposal is to build a small wooden deck. The plan is to remove concrete steps, a concrete pad and a fireplace, and replace them with a cedar deck. She read a letter from the applicants into the record which gave details of the proposal.

G.Green confirmed that they would remove the cement that is there now and the wooden deck would allow water to go into an impervious area.

K.Schuman confirmed with C.Lake that there is a roof over the deck which would create more pervious surface.

D.White confirmed with C.Lake that it is just the porch that will be constructed.

C.Plante confirmed with C.Lake that they would be building on the existing foundation away from the water.

Motion: K.Schuman made a motion to accept the application. Seconded by F.Torr. Vote: U/A

Public Hearing Opened. Nobody spoke. Public Hearing Closed.

STAFF RECOMMENDATION

The Planning Department recommends the Planning Board approve the Conditional Use Permit.

K.Schuman questioned if there is any inspection or protection that happens regarding runoff that close to the water.

C.Parker stated that D.White will be issuing a driveway permit and that requires an inspection.

Motion: K.Schuman made a motion to approve. Seconded by G.Green. Vote: U/A

- B. Consideration and acceptance of a Conditional Use Permit for Aimee & Jeremy Dion, Assessor's Map 40, Lot 12, zoned R-12, located at 3 Earle Street. Proposal is to construct a 482 sq. ft. addition to a house that would be no closer than 50 feet to Willand Pond in the Conservation District. *(P14-41)

Aimee Dion, the applicant, stated that this proposal went before the Conservation Commission in July and they did approve the request pending approval from the state for the Shoreland Permit and conditional upon the applicants using erosion control in the form of a silt fence. She explained that the house has been there since 1929 and is a nonconforming structure, and the addition will be no closer to the water than the house already is. The addition is within the 15 ft. buffer of abutting properties.

K.Schuman stated it looks like at the southeast corner of the property there is a long steep slope and he wanted to know what the plan is to mitigate that slope.



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A.Dion stated that is where the silt fence would go. The house currently is within a few feet of that slope. Post-construction to stabilize the slope, they were thinking of planting plants that root well to prevent any erosion.

C.Plante verified with the applicant that the addition would be one story and that the roof line of the addition would go no higher than the existing roof line.

L.Skinner pointed out that the address on the drawing was 3 Spur Road and confirmed with the applicant that it should be 3 Earle St.

C.Parker stated correction of the address will be made a condition of approval.

Motion: F.Torr made a motion to accept the application. Seconded by L.Skinner. Vote: U/A

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION

The Planning Department recommends the Planning Board approve the Conditional Use Permit with the following conditions:

Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Shoreland Permit.
2. The applicant shall ensure that erosion control using best management practices is used during construction.
3. The applicant shall correct their address on the plan.

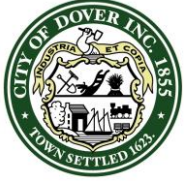
Motion: K.Schuman made a motion to approve subject to staff recommendations. Seconded by G.Green. Vote U/A

- C. Consideration and acceptance of a Conditional Use Permit for John S. Lomastro, Assessor's Map L, Lot 43, zoned R-20, located at 163 Spur Rd. Proposal includes a patio, retaining wall, walkway, steps and landscaping within the Conservation District adjacent to the Bellamy River, with 1,026 sq. ft. of permanent impact and 1,920 sq. ft. of temporary impact for construction access. *(P14-37)

Tracy Tarr of GZA GeoEnvironmental, Inc. represented the applicant. She explained the proposal is to finalize the stabilization of the shore frontage at their property which, when they purchased the property, was left unstable and eroded. They intend to install plantings, install a permeable paver patio under an existing deck, and install infiltration steps on both sides of their house. Currently there is unstable ground leading down to the water and there is no safe way to access. The infiltration steps will be permeable but will also allow safe passage to the shore frontage. The project includes a little over 1,000 sq. ft. of permanent impact in existing disturbed lawn and eroded areas. No trees or vegetation are to be cut down. There will be 1,920 sq. ft. of temporary impact for construction access. The impervious surface will remain at 25% as all the proposed structures are pervious. The Conservation Commission favorably reviewed the project last month. As they requested, a dewatering basin was added to the plan.

There was discussion that a large portion of the proposed patio would be under the existing deck and that it extends beyond the existing deck.

There was discussion that posts will be reinstalled when the patio is put on stable ground, tree stumps will be ground down in the area of the patio and a specific pervious fill will be used, and the patio will be raised up.



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Motion: K.Schuman made a motion to accept the application. Seconded by W.Garrison. Vote: U/A

Public Hearing Opened. Nobody spoke. Public Hearing Closed.

STAFF RECOMMENDATION

The Planning Department recommends the Planning Board approve the Conditional Use Permit with the following condition:

Condition to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Wetlands Permit.

D.White would like to add the condition that the applicant will ensure that erosion control using best management practices is used during construction

Motion: K.Schuman made a motion to approve subject to staff recommendations and the condition added by D.White. Seconded by F.Torr. Vote: U/A

- D. Consideration and acceptance of a Minor Subdivision for STF Development Corp., Assessor's Map B, Lot 1A, zoned R-40, located at 480 Sixth Street (1 lot subdivided into 2 lots). *(P14-48)

Christopher Berry of Berry Surveying and Engineering represented STF Development Corp. He stated this is a minor subdivision of a lot with an existing house, garage and sewage system. The proposal is to subdivide the property so that the existing house and garage and all the infrastructure that is around these structures will be on its own lot. The existing driveway will remain in its current location. They propose that the remaining land which is over 3+ acres in size will be its own parcel. An existing conditions plan showing the topographic features was done and Peter Spear, a wetlands scientist, delineated the wetlands on the site. The property is on municipal water but has on-site sewage disposal. Test pits for the existing house and at the front of the proposed lot were done. There is a well that services the existing structure which will be decommissioned and a water line will be brought to the site. The proposed lot will tie in to the municipal water line. A driveway is being proposed in fairly close proximity to the existing driveway that goes down to the former land owned by Kemen, which is the most advantageous place for site distance and safety in and out of the site. The proposal conforms to all zoning and planning requirements for two frontage lots located within the R-40 zone.

There was discussion regarding the proposed relocation of the septic system which is down the 25% slope and close to the seasonal flow. A 35 ft. setback will be maintained from the seasonal flow. C.Berry has proposed not to disturb the steep slope in the septic system design process which they will go through as part of the state subdivision approval.

There was discussion regarding the proposed driveway configuration for the new lot and that the site distance in the area is proper. There was also discussion that C.Berry did not ask to locate the driveway on the new owner's lot.

Motion: F.Torr made a motion to accept the application. Seconded by K.Schuman. Vote: U/A

Public Hearing Opened. Nobody spoke. Public Hearing Closed.

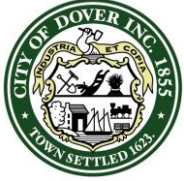
STAFF RECOMMENDATION

The Planning Department recommends the Planning Board approve the application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

Document Created by: Planning Secretary
Document Posted on September 4, 2014

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 2. The applicant shall provide the Planning Department with a digital version of the final plat.
 3. The applicant shall add the surveyor's and certified wetland scientist's stamps and signatures to the plat.
 4. The applicant shall revise the plat to add the Planning File number P14-48 to the title block.
 5. The applicant shall revise the plat to depict 20% slopes, instead of 25% slopes and calculate the area of the lot, excluding the 20% slopes.
 6. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision Permit and add the permit number to the plat.
 7. The applicant shall provide written proof that the shed that straddles the proposed lot line has been removed.
- Conditions to Be Met Prior to Issuance of a Building Permit:**
8. All new dwelling units shall be assessed the current impact fees in place at the time of building permit application.
 9. All new dwelling units shall be assessed the current water investment fees in place at the time of application for water service.

D.Ciotti requested that another condition be added that the existing house must hook up to city water, and existing septic must be moved, or new system installed before building permit issued for new lot for new lot.

Motion: K.Schuman made a motion to approve subject to staff recommendations and D.Ciotti's addition. Seconded by F.Torr. Vote: U/A

- E. Consideration and acceptance of a Minor Subdivision for Jeffrey & Anne Bean, Assessor's Map A, Lot 45, zoned R-40, located at 12 Olive Meadow Lane & Sixth Street (1 lot subdivided into 2 lots). *(P14-49)

Robert Stowell of Tritech Engineering Corp. represented the applicants. He explained this proposal is for a subdivision of a 1-acre house lot at the corner of Sixth Street and Olive Meadow Lane that has significant frontage on both roads. It will be served by city water and sewer, and underground electric and telephone. The existing house has a functioning well and septic and these will be maintained. They have provided an easement that will go out to Sixth Street so that those services could be extended in the future if the applicant chooses to tie those in. The applicant has no issues with the staff recommendations.

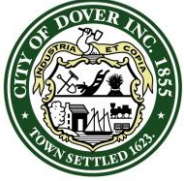
There was discussion regarding the existing house being served by an overhead line that goes through the proposed lot to a utility pole on the remaining land and then it goes underground into the house. The pole will be removed, the electric and telephone will be brought up through that easement, and it will all be underground at that point. The water and sewer service to the new lot will be brought in at a small area where the old driveway was and the easement shows this. The 30 ft. utility easement is for the electric to the existing house, water and sewer off Sixth Street and it could extend water and sewer to the house in the future.

Motion: K.Schuman made a motion to accept the application. Seconded by C.Plante. Vote: U/A

Public Hearing Open

Dave Thompson stated he lives at 3 Olive Meadow Lane which is directly across the street from the property and he said he has no problem with the development. He asked if there are any restrictions that are being placed on the structures to be built there to keep them in character with the neighborhood such as minimum house size.

C.Parker stated the City does not require architectural requirements for residential structures.



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Mr. Thompson stated there were restrictions on the sub-development that he bought into, and C.Parker explained that those were from a previous subdivision and he believes they were deed restrictions by the developer, not the City.

There was discussion regarding allowed uses in the R-40 zoning district and C.Parker stated he would mail to Mr.Thompson the permitted uses.

Public Hearing Closed

STAFF RECOMMENDATION

C.Parker stated that Olive Meadow Lane is intended to be a public street but it is currently a private road and it has not been accepted by City. Technically if it was going to remain a private road, this subdivision could not be approved because the existing house would be on a lot without frontage on a public street. That is driving some of the conditions.

The Planning Department recommends the Planning Board approve the application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall add the surveyor's and certified wetland scientist's stamps and signatures to the plat.
4. The applicant shall revise the plat to add the Planning File number P14-49 to the title block.
5. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision Permit and add the permit number to the plat.
6. The applicant shall revise note #16 to clarify existing utilities will be relocated underground and the overhead wires will be removed.

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

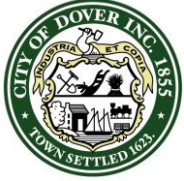
7. If the applicant is connecting to the private utility lines, an agreement with the owner of the utility shall be submitted to the Planning Department.
8. The road, Olive Meadow Lane, shall be accepted by the City.
9. All new dwelling units shall be assessed the current impact fee in place at the time of building permit application.
10. All new dwelling units shall be assessed the current water and sewer investment fees in place at the time of application for water and sewer service.
11. All construction activity for the new house shall be accessed by Sixth Street.

L.Skinner wanted to know, if this subdivision creates a new lot with no frontage on a city street, how can the Board approve it?

C.Parker stated it is his understanding that the developer of Olive Meadow Lane is working out some final elements in order to approach the City to accept the street. There is a requirement regarding the street light and there is some loam and seed that needs to be dealt with, all minor things. The owner of Olive Meadow indicated to him that all those should come in within the next 90 days and they anticipate approaching the City about acceptance this fall. Based on that and knowing that they have 90 days to sign the plans, he was comfortable with not delaying the application.

L.Skinner suggested making the condition regarding Olive Meadow Lane being accepted by the City a condition to be met prior to signing the plans.

R.Stowell commented that they approve lots all the time that do not have frontage until the road is constructed. The road is built and then building permits were obtained. He thinks that is why it is tied to the building permit and not to the signing of the plat.



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There was discussion that the location of the old driveway for the existing house on Sixth Street followed the power lines as shown on the plan. There was concern that access to and from Sixth Street actually exists from the lot because the culvert and the driveway have been removed. More discussion ensued regarding maintenance of the road.

There was discussion as to why staff tied condition #7 to the building permit.

There was discussion about the City Council's acceptance of a street which is based upon the recommendation of the Planning Board when they approve a subdivision plan with a public road on it. A cost benefit analysis is done. The Engineering Department will run tests to make sure the road is acceptable. The checklist of steps for acceptance was discussed.

Motion: F.Torr made a motion to approve subject to conditions set forth by the Planning Department. Seconded by K.Schuman. Vote: U/A

12. STAFF COMMENTS

C.Parker stated the Housing Partnership will be coming back at the next meeting. At the time of technical review he received an email from them asking him to advise the board that as of August 14 the location of the proposed buildings on the site will be marked with paint on the parking lot. He encouraged board members to take a look before the meeting. This application does meet the criteria for expedited review. He stated he will email a PDF of the basic site plan to board members.

C.Parker stated he has a Notice of Merger form for Picnic Rock Drive, Lots 10 and 11. The owner of lot 11 bought lot 10 and wants to merge the lots.

Motion: W.Garrison made a motion to authorize the Chair to sign this form. Seconded by L.Skjinner Vote: U/A

C.Parker stated that he will reach out to the citizens who spoke about political signs and will clarify the state statute. There have been many legal reviews of the political advertising regulations and are in compliance with the state statute and are not worried about lawsuits.

13. MEMBER COMMENTS

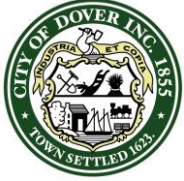
G.Green stated the Sign Committee will meet next on August 20, 2014. Hopefully two meetings into September they will be ready to present a report to the Planning Board.

K.Schuman stated the Parking Committee is scheduled to reconvene the week of September 8, 2014.

C.Parker gave an update on the Land Use Master Plan Committee, stating that they met today and they are moving forward into the recommendation phase. They will be coming up with draft recommendations to start reviewing and are on target for their October deadline to present this to the Planning Board.

L.Skinner stated he would encourage a staff review of the TDR.

C.Parker stated if there is a change to the TDR it would require an amendment to the Zoning Code. He said there are two methods for using it – the residential and the industrial, and he feels the industrial is flawed, as was evident tonight. He stated the Planning Board would recommend changes and the City Council would then need to ratify the changes.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306, Dover NH 03820
Meeting Date: **Tuesday, August 12, 2014**
Meeting Time: **7:00 pm**

F.Torr stated he thought “mini homes” was an issue that should be discussed.

Discussion ensued regarding this issue.

14. ADJOURNMENT

Motion: L.Skinner made a motion to adjourn at 8:55 p.m. Seconded by D.White. Vote: U/A