

CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue
Meeting Date: **Tuesday, June 9, 2015**
Meeting Time: **7:00 pm**

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

Members Not Present: Maggie Fogarty (Alternate)

Staff Present: Christopher Parker, Assistant City Manager, Steve Bird, City Planner, Tracy Smith (Recording Secretary)

The Chair called the meeting to order at 7:00 p.m.

D.Ciotti gave an overview of the hearing procedure.

1. CITIZENS' FORUM

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed

2. OLD BUSINESS - NONE.

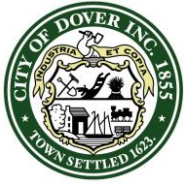
3. NEW BUSINESS

- A. Public Hearing on proposed zoning amendments to the Zoning Ordinance (Chapter 170), per NH RSA 675:2 & 675:7, to redefine "Build to Line", to create a Heritage Residential District in the area bounded by Locust Street, Rutland Street, Fisher Street and Washington Street, to revise front setbacks/build to lines in the RM-U, R-20, R-12 and CBD General districts, to limit the height in the CBD General sub-district to 5 stories, to revise sign regulations and to limit residential density in the CBD Downtown Gateway and Mixed Use sub-districts, allow more flexible industrial uses in the I-2, I-4 and ETP districts, allow Alternative Treatment Centers in the B-4 and I-2 districts, remove architectural requirements for CBD Mixed Use residential, update the Groundwater Protection District Map, add a Floodplain Development Overlay District, revise Excavation permits allowing for 2 year review, revise definitions for freestanding signs and sign area, revise temporary sign regulations (citywide), streamline the sign permit process, restrict sign illumination in the CBD Downtown Gateway sub-district; amend the Mill Motif Design criteria for the CBD District, remove duplicative off street parking requirements, revise code enforcement language to reflect State statute, and to remove clerical and scriveners' errors. The full text of the amendments is available in the Planning Department and at <http://1.usa.gov/1dhEyC0>.

C.Parker reviewed the proposed regulations within the amendment and provided handouts for the public to review. He stated copies of the information is available at the Planning Department, City Clerk's office, or online for the public, and comments regarding the amendments can be made via telephone, letter, or email. He stated the Planning Staff will take notes of the public comments made tonight and will make the necessary changes to the amendments, adding this information will be provided to the Board at the next public hearing on June 23, 2015. He further stated the next meeting will be held at the McConnell Center.

Public Hearing Open.

William Colbath, 129 Silver Street, spoke against the Heritage District stating there were architectural regulations that were removed, but there were four or five references that sounded like requirements that are not enforceable.



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Jack Mettee, 56 Rutland Street, stated the 5 ft. range setback is too low for the R-12 District and suggested Amendment 5 be reconsidered, adding that range is more suitable for the higher density districts. He further stated the buildings on Silver and Central Avenue and First Street are not consistent with the area regarding height and suggested the Planning Board set a standard that is consistent and offer Condition Use Permits with applicants who want to go higher than the standard, adding most buildings are currently at 35 ft. He added his concern with the height of buildings in the I-1 District, adding this is not consistent with the residential areas on Rutland, Maple, and Oak Streets. He recommended the Planning Board establish a sub-committee or study board to evaluate the I-1 zone and its uses for these areas.

Dennis Burns, 20 Governor Sawyer Lane, stated he owns property on Locust Street which has been effected by the density changes in Amendments 10 and 11, adding this cuts the number of units he wanted to establish by half. He asked the Planning Board reconsider the density changes.

Doug Dede, 143 Locust Street, stated his concern with the height and parking issues in the downtown area and on First Street, adding his concern with the fire safety issues associated with these concerns.

Public Hearing Tabled.

D.Ciotti stated the public can come out to the next Planning Board meeting to express any additional concerns regarding the amendments.

C.Parker addressed the public concerns stating he will contact W.Colbath regarding his comments on the Heritage District. He stated the Planning Staff will evaluate the 5 ft. setback in the R-12 District and the five story height, adding it is a new limitation where there is no current height limitation. He further stated applicants can apply with a Condition Use Permit to go higher if needed. He suggested a Sub-Committee be established regarding the I-1 District, which could include DBIDA. He added the Downtown Gateway District has a density limitation that previously did not have limitation, and he will contact D.Burns regarding his concerns. He stated regarding the general concerns, the parking is not applicable to the amendment, and he will discuss the fire concerns with the Fire Chief. He added the Planning Department received letters from citizens with additional concerns and these were given to the Board members.

C.Plante stated her concerns regarding parking on both sides on First Street and the need for fire truck access if needed.

4. STAFF COMMENTS

C.Parker stated the Planning Department has advertised for three new planners, and they will hopefully be part of the Staff by August.

C.Parker stated the next Planning Board meeting will be held at the McConnell Center.

5. MEMBER COMMENTS

6. ADJOURNMENT

The Chair adjourned the meeting at 7:39 p.m.