

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - City Hall, 288 Central Avenue  
Meeting Date: **Tuesday, February 23, 2016**  
Meeting Time: **7:00 pm**

**Members Present:** Frank Torr (Chair), Kirt Schuman (Vice Chair), Dennis Ciotti (Councilor), Tom Clark, Dave White, Lee Skinner, Catherine Plante, Christopher Lawrence, Gina Cruikshank, Maggie Fogarty (Alternate), Curtis J. Pratt (Alternate)

**Members Not Present:** David Landry (Alternate)

**Staff Present:** Christopher Parker (Assistant City Manager)

The Chair called the meeting to order at 7:01 p.m.

### 1. CITIZENS' FORUM

*Citizens Forum Open. Nobody Spoke. Citizens Forum Closed*

### 2. APPROVAL OF THE PRIOR MINUTES

- February 9, 2016 Regular Meeting Minutes

**Motion:** K.Schuman made a motion to approve the February 9, 2016 Regular Meeting Minutes. Seconded by T.Clark. Vote U/A

### 3. OLD BUSINESS

### 4. NEW BUSINESS

- A. Impact Fee Waiver Request for Stabile Homes at Pointe Place, LLC, Assessor's Map K, Lot 19-3, located at Sierra Drive. (Waiver of School Impact Fee per 170.23-F-1-a, 31 units of housing for older persons (55+).

C.Parker reviewed the application and the underlying zoning. He noted that this adjustment has been made for three other similar projects, and could have been made at the approval of the project in 2014. No homes have been constructed yet, so there has been no impact. He also noted that this does not meet the waiver criteria as outlined in the ordinance, but is consistent with previous requests.

No one represented the application.

**Motion:** K.Schuman made a motion to accept the waiver. Seconded by D.White. Vote U/A

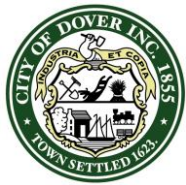
Discussion ensued regarding tabling the application.

C.Lawrence expressed a concern that Dover continues to view schools as for youth only and not part of the larger community. He expressed how school systems improve quality of life and lead to better economies in communities. He also pushed the Board to end the trend of reducing impact fees, and just deny this one.

D.Ciotti explained his concern relative to the cost of the new High School and the fact that impact fees need to be consistent and the value of schools in the community.

K.Schuman discussed the trickledown effect of new 55+ units and they open up existing homes for families with students so there is an impact.

**Motion:** L.Skinner made a motion to table the waiver. Seconded by T.Clark. Vote 3-6 (Fails)



CITY OF DOVER

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### STAFF RECOMMENDATION:

The requested waiver of the full school impact fee does not meet the criteria for waivers listed in Chapter 170-23-F(1)(a). However, the Planning Department recommends that the Planning Board reduce the school impact fee to equal 20 percent of the single family housing impact per unit, at the time of the building permit application, consistent with three previous, similar requests.

**Motion:** C.Lawrence made a motion to deny the waiver. Seconded by G. Cruikshank. Vote 6/3

B. Consideration and Possible Posting of Proposed Area Rezoning of Land.

D.Barufaldi gave an overview of a process DBIDA is undertaking to review opportunities to increase non residentially zoned land.

C.Plante confirmed with D.Barufaldi the existing vacancy rates within the industrial parks. She would like to learn more about commercial growth as the process continues.

D.Barufaldi explained that DBIDAs hope is to bring parcels or areas forward and not an omnibus of rezoning proposals.

L.Skinner asked for statistics about land use, vacancy, utilization and absorption of commercial/industrial land. Looking for clarification on the City Council goals for rezoning.

D.Ciotti spoke to the City Council's goals and intent to improve the tax valuation ratio.

C.Parker spoke to zoning attempts since 2000. Discussion ensued about the need to rezone and the process.

C.Parker mentioned a citizen request coming forward on March 8<sup>th</sup>.

### 5. STAFF COMMENTS

The Board was asked to approve a lot merger form submitted for land on Back Road.

**Motion:** K.Schuman made a motion to approve the Chair signing the form. Seconded by D.Ciotti. Vote: U/A

C.Parker spoke about the CDBG process, and handed out binders. He also noted that the NHOEP conference in April has been canceled, and a group looking for input on community engagement.

### 6. MEMBER COMMENTS

L.Skinner thanked the Board and staff for the support he's received.

### 7. ADJOURNMENT

**Motion:** K.Schuman made a motion to adjourn at 8:08 p.m. Seconded by C.Plante. Vote: U/A