

CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue
Meeting Date: **Tuesday, May 22, 2018**
Meeting Time: **7:00 pm**

Members Present: Frank Torr, Sarah Wheeler (Alternate), Tom Clark, Tristan Donovan (Alternate), Dennis Ciotti (Councilor), Gina Cruikshank (Vice Chair), David Landry, Lee Skinner, James Burdin, Kirt Schuman (Chair), Dave White, Hayley Harmon (Alternate)

Members Not Present:

Staff Present: Christopher Parker, Assistant City Manager

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

1. CITIZENS' FORUM

Citizens Forum Open.

Doug DeDe, 142 Locust Street, expressed displeasure with the look of Bradley Commons and the process used to revise the color scheme.

Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- May 8, 2018 Regular Meeting Minutes

Motion: F.Torr made a motion to approve the minutes as presented. Seconded by D.White. Vote U/A

3. OLD BUSINESS

A. Repost Zoning Amendments.

C.Parker reviewed the changes drafted after the workshop and recommended that the Board repost the amendments. Once reposted, the abutter notices will be generated and mailed. The Board will host public hearings on June 26 and July 24.

D.Landry suggested inserting the words “total living area” after the square footages in the TDR proposal.

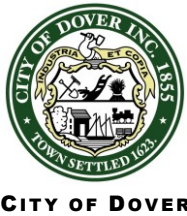
F.Torr suggested inserting a requirement that the deed note the square footage limitations.

C.Parker read proposed language for Roman numeral 5 “A note shall be placed in the property/unit deed citing the restrictions listed above.”

Motion: T.Clark made a motion to amend the zoning amendments to include the total living area and deed reference language. Seconded by D.White. Vote U/A

Motion: T.Clark made a motion to repost the zoning amendments. Seconded by L.Skinner. Vote U/A

B. Review amendments to Chapter 149, entitled “Site Review Regulations” to revise landscaping requirements.



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J.Burdin recused himself, and H.Harmon sat in his place.

C.Parker reviewed the background and the idea that should the Board like the proposed language, it should repost the site review amendments to include these, and hold a new public hearing.

Kyle Pimental, Principal Planner with Strafford Regional Planning reviewed the proposed text provided.

D.Ciotti suggested prohibiting plants from the UNH Watchlist.

D.White suggested not requiring curbing along islands so that they can better act as stormwater management tools.

L.Skinner suggested eliminating the sentence requiring climate adept plants.

H.Harmon suggested eliminating the term “Wherever possible” from the stormwater section.

D.Landry suggested revisions to the snow storage section.

Discussion ensued about the proposals and biodiversity of trees.

C.Parker suggested “Snow storage may be permitted on any grassed or nonliving landscape areas.”

Motion: F.Torr made a motion to repost the site review amendments to include the landscape amendment, as modified. Seconded by T.Clark. Vote U/A

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Great Bay Yacht Club, Assessor’s Map 8, Lot 40, zoned R-20, and located at 21 Wentworth Terrace. (Proposal is to replace an existing shed with a smaller shed and add an outdoor deck). *(P18-20)

C.Parker explained that the applicant is requesting a Conditional Use Permit for the replacement of an existing 16’ x 16’ shed with a 12’ x 16’ storage shed and a 20’ x 24’ wooden deck within the 100 foot Conservation District adjacent to the tidal Piscataqua River. The shed is 22 feet from the river and the deck is 25 feet from the river.

The Conservation Commission reviewed and endorsed this project on May 14, 2018.

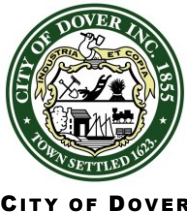
John O’Connor 48 Horne Street, represented the application and reviewed the details of the plan.

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

Public hearing opened. No One Spoke Public Hearing Closed.

STAFF RECOMMENDATION: LOT LINE ADJUSTMENT

The Conservation District ordinance provides for Conditional Use Permits to allow impacts to land within 100 feet of a tidal river if standards related to demonstration of need, avoidance, minimization, and mitigation



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are met. This proposal is consistent with those standards. Staff recommends approval with the following condition.

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

1. The applicant shall provide the Planning Department with a copy of the NHDES Shoreland Permit.

Motion: F.Torr made a motion to approve the Conditional Use Permit subject to the staff recommended condition. Seconded by L.Skinner. Vote U/A

The Vice Chair noted the next two items would be presented together and voted on separately.

- B. Consideration and acceptance of a Conditional Use Permit for Ronald & Nicole Mercier, Assessor's Map B, Lot 14C, zoned R-40, and located at 120 County Farm Cross Road. (Proposal is to construct a driveway for access to a residential building which will impact 2900 sq.ft. of wetlands and 5948 sq.ft. of wetlands buffer). *(P18-21)
- C. Consideration and acceptance of a Minor Subdivision for Ronald & Nicole Mercier, Assessor's Map B, Lot 14C, zoned R-40, and located at 120 County Farm Cross Road. (1 new lot). *(P18-22)

C.Parker explained that the applicant is seeking a subdivision to create one additional lot. The first lot would be 2.2255 acres and the second would be 1.793 acres. Both lots will be serviced by individual septic systems and wells. The new lot will be accessed by a private drive which will impact 2,900 square feet of wetlands and 5,948 square feet of wetlands buffer.

The Conservation Commission endorsed this proposal at their May 14th meeting.

Robert Stowell, Trittech Engineering, represented the applications and review the details of the plan.

Motion: F.Torr made a motion to accept the applications. Seconded by T.Clark. Vote U/A

Public hearing opened. No One Spoke. Public Hearing Closed.

STAFF RECOMMENDATION: Conditional Use Permit

The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards. Staff recommends approval of the Conditional Use Permit with the following conditions

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

1. The applicant shall provide the Planning Department with a copy of the NHDES Wetlands Permit.
2. The applicant shall provide the Planning Department with a copy of the NHDES Subdivision Permit.
3. The applicant shall follow the erosion and sediment control measures required on sheet WPA-2 of the wetland permit application plan during the construction of the driveway.
4. The applicant shall provide the Planning Department with a copy of the Wetlands Permit Plan.

Motion: F.Torr made a motion to approve the Conditional Use Permit subject to the staff recommended condition. Seconded by T.Clark. Vote U/A



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STAFF RECOMMENDATION: Minor Subdivision

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. This proposal is consistent with those standards. Staff recommends approval of the Subdivision with the following conditions

Conditions to Be Met Prior to Singing of the Plans:

1. Provide copies of NHDES Subdivision and Wetland Permits to staff and amend Plan Note #20 to add those permit numbers.
2. Conditional Use Permit (P18-21) shall be approved.
3. The applicant shall revise the plat to:
 - a. Include the Licensed Land Surveyor and Certified Wetland Scientist signatures and stamps
 - b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
 - c. Add common subdivision note 20
 - d. Amend note #14 to include a PDF copy
 - e. Add a note indicating that the use of the site will be for single family residential use
 - f. Add Planning File #P18-22

Conditions to Be Met Prior to Occupancy:

4. A Certificate of Occupancy shall be issued
5. Impact fees for new buildings shall be paid. Invoice is included with the Notice of Decision.

Motion: T.Clark made a motion to approve the Minor Subdivision subject to the staff recommended condition. Seconded by D.Landry. Vote U/A

5. STAFF COMMENTS

- Donna has returned
- Review TRC projects: 146 Dover Point Road, 99 Sixth Street, Pointe Place
- Updated the Board on Washington Street, Central/Glenwood, Third Street.
- NH Planners award
- Conference in Savannah

6. MEMBER COMMENTS

L.Skinner requested a continuance on the Open Space subdivision discussion.

T.Clark requested moving up simple items in the future to allow the public to leave earlier.

General discussion about architectural review, processes for amendments/alterations, and limitations on the Board regarding architecture, absent standards or a Historic District.

D.Landry updated the Board on paddle sports activities (the dock and programs that are being held).

7. ADJOURNMENT

Motion: T.Clark made a motion to adjourn at 9 p.m. Seconded by D.White. Vote U/A