



DOVER PLANNING BOARD WORKSHOP – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue
Meeting Date: **Tuesday, April 24, 2018**
Meeting Time: **6:00 pm**

Members Present: Frank Torr, Dave White, Gina Cruikshank (Vice Chair), David Landry, Lee Skinner, James Burdin, Hayley Harmon (Alternate)

Members Not Present: Kirt Schuman (Chair), Sarah Wheeler (Alternate), Tom Clark, Tristan Donovan (Alternate), Dennis Ciotti (Councilor)

Staff Present: Christopher Parker, Assistant City Manager, Steve Bird, City Planner, Dave Carpenter, Community Development Planner, Elena Piekut, Assistant City Planner.

The Vice Chair called the meeting to order at 6:00 p.m, and announced that H.Harmon would sit in for K.Schuman.

1. SUMMARY OF ZONING AMENDMENTS

C.Parker reviewed the zoning amendments the Board has posted and discussed some potential changes that should be discussed. The list of amendments is:

- Amend definitions for Build To Line, Building and delete Business Frontage
- Rename the B-5 District to avoid confusion with Downtown Gateway
- Amend Use Regulations to remove site review applicability
- Amend B-3, B-4 and B-5 district front setback to be closer to ROW
- Correct a footnote in the HR table
- Amend nonconforming lot provisions
- Amend to rename “Open Space” and update requirements relative to mixed uses
- Amend dimensional regulations for accessible additions to not require the Building Inspector to notify abutters
- Revise Central Business District regulations to clarify uses allowed on first floor and height in general district
- Amend Impact Fees ordinance
- Correct reference in floodplain ordinance
- Amend Cons District calculation for min lot size
- Revise TDR regulations to encourage affordable single family homes
- Amend rebuild for damage for nonconforming structures
- Amend prohibition on repairs for nonconforming structures
- Discussion ensued regarding delegating authority to Housing Standards Board

2. PUBLIC COMMENTS ON CHAPTER 170, ENTITLED “ZONING” OF THE CODE OF THE CITY OF DOVER. AMENDMENTS INCLUDE REVISING AND ADDING DEFINITIONS, RENAMING THE GATEWAY DISTRICT, REVISING SETBACKS IN THE B-3, B-4 AND B-5 DISTRICTS, UPDATING REFERENCES WITHIN THE CHAPTER, AND CODE, REVISING NON-CONFORMING LOT AND USE PROVISIONS, UPDATING OPEN SPACE PROVISIONS DIMENSIONAL REGULATIONS, REVISING THE CENTRAL BUSINESS DISTRICT SECTION, REVISING THE IMPACT FEE ORDINANCE, REVISING THE TRANSFER OF DEVELOPMENT RIGHT’S ORDINANCE TO PROMOTE AFFORDABLE HOUSING. THE FULL TEXT OF THE AMENDMENTS IS AVAILABLE IN PLANNING DEPARTMENT AND AT WWW.DOVER.NH.GOV LOCATED UNDER CITY DOCUMENTS & VIEW CURRENT CITY REPORTS.



CITY OF DOVER

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No one spoke.

D.Ciotti arrived at 6:40.

Discussion ensued regarding 1000 sf units vs 1400 sf units. Staff will review options for encouraging smaller units.

Discussion ensued regarding promoting affordable apartment units in the Central Business District. Staff to review options.

3. ADJOURNMENT

Motion: D.White made a motion to adjourn at 6:44 p.m. Seconded by D.Ciotti. Vote U/A