

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Rm 306 – 61 Locust Street
Meeting Date: **Tuesday, October 09, 2018**
Meeting Time: **7:00 pm**

Members Present: Kirt Schuman (Chair), Dennis Ciotti (Councilor), Frank Torr, Dave Landry, James Burdin, Dave White, Tristan Donovan (Alternate), Hayley Harmon (Alternate); Lee Skinner; Jackson Kaspari (Alternate)

Members Not Present: Gina Cruikshank (Vice Chair), Tom Clark

Staff Present: Christopher G. Parker, Assistant City Manager

The Chair called the meeting to order at 7:00 pm, and announced T. Donovan was sitting for G. Cruikshank, and H. Harmon for T. Clark. He also noted that item 4F would not be heard tonight.

1. CITIZENS' FORUM

Citizens Forum Open. No One Spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- September 25, 2018 Regular Meeting Minutes
- October 3, 2018 Joint Planning Board and City Council Meeting Minutes

Motion: T. Donovan made a motion to approve the minutes as presented. Seconded by D. Ciotti. Vote U/A

3. OLD BUSINESS

None

4. NEW BUSINESS

A. Discussion on the City's proposed Capital Improvements (CIP) FY 2020-2025. The CIP can be found on the City Web Site at www.dover.nh.gov and in the Library, City Clerk's office, and the Planning Department.

C. Parker explained the CIP process and stated that only Dan Barufaldi was requested to be present.

D. Barufaldi, Director of Economic Development for Dover addressed questions J. Burdin had previously submitted as well as follow-up questions. Discussion occurred regarding debt.

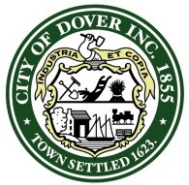
K. Schuman inquired about the analysis done to arrive at the six-million-dollar figure. Discussion ensued.

L. Skinner addressed the role of the Planning Board regarding the CIP.

Motion: T. Donovan made a motion to table the CIP to hold a public hearing. Seconded by D. Ciotti. Vote U/A

T. Donovan noted that items B, C and D would be heard together.

B. Consideration and acceptance of a Conditional Use Permit for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-Residential, located at 24 Hanson Street. (Proposal is to construct a 6-unit apartment building and 17 parking spaces, with wetland buffer impacts of 127 sq. ft. and Conservation District (20% slopes) impacts of 830 sq. ft.) *(P18-01)



CITY OF DOVER

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- C. Consideration and acceptance of a Conditional Use Permit for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-Residential, located at 24 Hanson Street. (Proposal is to allow a fourth story on a building where three is the maximum). *(P18-44)
- D. Consideration and acceptance of a Site Review for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-Residential, located at 24 Hanson Street. (Proposal is to demolish the existing garage and replace with a six (6) unit apartment building. The lot contains an existing five (5) unit building which would remain.) *(18-02)

C. Parker explained the applicant is seeking to demolish an existing garage and replace with a 6-unit apartment building which proposes to have 4 stories where 3 stories is the maximum in the CBD-Residential Zone. To properly install the driveway and parking lot, the applicant is requesting wetland buffer impacts of 127 sq. ft. and Conservation District (20% slopes) impacts of 830 sq. ft.

The applicant appeared before the Technical Review Committee on August 2, 2018.

The Conservation Commission endorsed the Conditional Use Permit at their September 10, 2018 meeting.

Christian Smith, Beals and Associates, reviewed the demolition plans, parking and structure layout and drainage details.

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

Public hearing opened.

Patty Perkins, 11 George St expressed concerns about water run-off and trash. She also encouraged a site walk.

Vincent Duffy, 5 George St is a direct abutter to the project and expressed concerns about drainage, location of the wall, lighting and garbage removal.

Public Hearing closed.

C. Smith addressed the following public comment topics:
Trash, drainage, lighting and location and description of the wall.

C. Parker explained the City's storm water drainage requirements.

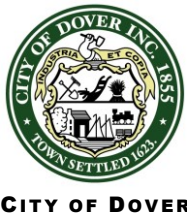
Staff Recommendation

C. Parker stated that since discussion has occurred about a site walk, that should be determined first, and if needed, no need to read recommendations.

Motion: L. Skinner made a motion to table all three applications for a site walk. Seconded by F. Torr. Vote 8-1 with T. Donovan opposed.

The site walk was determined for 10am Saturday October 13th.

- E. Consideration and acceptance of an Amendment for a previously approved Site Plan Review (03/27/18) for Hellenic Realty Partners, LLC, Assessor's Map 2, Lot 19, zoned CBD-G, and located at 333 Central Avenue. (Proposal is to amend the building façade materials and minor site plan changes). *(P18-04A)



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C. Parker stated the applicant is requesting an amendment to its previously approved site plan (conditionally approved by the Board at their March 28, 2018 meeting and signed by the Chair on August 30, 2018). The site plan needs to be amended and re-reviewed by the Planning Board as it involves minor site changes and a change in the proposed façade.

The applicant withdrew their application in September 2018 and resubmitted to the Planning Department the same amendment request but is no longer requesting the change involving the grease traps.

The proposed amended plans include:

- rebuilding existing ramps from Central Ave sidewalks to meet latest regulations
- all hand rails changed to black aluminum
- the roof line at Building B north and south gable is changing
- exterior finish changed from brick to clapboards at building B north and south gable

While the list above indicates the changes being made, the applicant is back before the Planning Board specifically for your review of the architecture. A formal TRC for the amendment was not required.

This approval would supersede the previous plan signed by the Chair on August 30, 2018.

Mike Sievert, MJS Engineering, explained the changes requested. The reasons for the change are due to the softness of the soils on site. The footings need to change. Removing the brick and the parapets reduces the gravity loads. He encouraged the board not to do a peer review because the construction is already underway, and they are behind schedule.

Further clarifications were made regarding details of the structure. The board discussed peer review options.

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

Public hearing opened. No one spoke. Public Hearing closed.

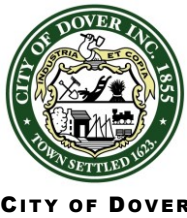
Staff Recommendation:

Conditions to Be Met Prior to Signing of Plans:

1. Add a note to the plan about this plan superseding the previous approval
2. Swap out all sheets within the plan set to create a full and corrected plan set for submission.
3. Adjust the landscaping (vegetative, wall or fence) to hide the utility connections on the south facing wall
4. Return for a compliance hearing with revised architectural adding more contrast, and architectural detail to the south facing façade, of building C.

Motion: L. Skinner made a motion to approve with staff recommended conditions. Seconded by D. Ciotti. Vote U/A

- F. Consideration and acceptance of a Site Review for R&P Singh LLC, (Owner: Aranosian Oil Co., Inc.), Assessor's Map 15, Lot 71, zoned B-5, located at 52 Central Avenue. (Proposal is to add a drive-thru service window). *(P08-09A)



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This item will be heard on October 23, 2018.

G. Consideration and possible posting of an amendment to Chapter 170, entitled “Zoning Ordinance” of the code of the City of Dover. The amendment allows any future relief to the Cochecho Waterfront District regulations to be through a Conditional Use Permit from the Planning Board rather than by relief from the Zoning Board of Adjustment.

C. Parker explained the proposed amendment to allow the Board to grant relief in the CWD, similar to the CBD.

Motion: J. Burdin made a motion to post and hold a public hearing. Seconded by F. Torr. Vote U/A

5. STAFF COMMENTS

- Thanked those who took the Visual Preference Survey
- TRC has been scheduled for a project 56 Dover Point Road.
- Site walk on the 13th at 9am (and 10am)

6. MEMBER COMMENTS

L. Skinner asked who to contact regarding feedback for Apple Harvest Day layout. Chamber of Commerce.

He also commented on the frequency of applications requesting 20% slope and/or 10% grade. Discussion ensued.

L. Skinner mentioned abutters notifications and the desire to notify tenants of projects happening at their property as is done for the abutters.

F. Torr stated Williams St needs to be trimmed.

D. Ciotti mentioned timeliness of abutter notifications with regard to postal mail. Discussion ensued.

D. Ciotti also asked for clarification on what the City parking space size requirements are.

7. ADJOURNMENT

Motion: T. Donovan made a motion to adjourn at 9:10pm. Seconded by J. Burdin. Vote U/A