



CITY OF DOVER

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: McConnell Center, Room 306, 61 Locust Street  
Meeting Date: **Tuesday, January 08, 2019**  
Meeting Time: **7:00 pm**

**Members Present:** Frank Torr, Dennis Ciotti (Councilor), Tom Clark, Dave White, Gina Cruickshank (Chair), David Landry, Lee Skinner, Hayley Harmon, Tristan Donovan (Vice Chair), Jackson Kaspari

**Members Not Present:** James Burdin (Alternate)

**Staff Present:** Christopher Parker, Assistant City Manager, Donna Benton, City Planner, Dave Carpenter, Community Development Planner

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

### 1. ELECTION OF OFFICERS

F.Torr made a motion to nominate G.Cruickshank as Planning Board Chair. Seconded by D.Ciotti. Vote U/A

D.Ciotti made a motion to nominate T.Donovan as Planning Board Vice Chair. Seconded by T/Clark. Vote U/A

The Board voted by secret ballot. The votes were tallied and the results were announced by C.Parker. G.Cruickshank was elected as Chair and T.Donovan was elected as Vice Chair.

G.Cruickshank thanked the Board for the election.

### 2. CITIZENS' FORUM

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

### 3. APPROVAL OF THE PRIOR MINUTES

- December 11, 2018 Regular Meeting Minutes

**Motion:** L.Skinner made a motion to approve the minutes as presented. Seconded by D.Landry. Vote U/A

### 4. OLD BUSINESS

- A. Public hearing and possible vote for amendments to Chapter 170, entitled “Zoning Ordinance” of the code of the City of Dover. The amendments 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, and to rezone a portion of Maglaras Park from R-12 to CWD.

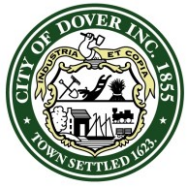
C.Parker reviewed the two proposed amendments and the process the City has for zoning amendments.

Discussion ensued regarding setbacks and buffers.

*Public hearing opened.*

Christopher Prior 150 Henry Law Ave, spoke in favor of the proposal and noted that there are deed restrictions on one of the lots preventing further development.

Nancy Gauthier, 162 Henry Law Ave, spoke to the need for buffering and supported setbacks.



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Elizabeth Goldman, 44 Rutland Street, asked if there were Architectural Design Guidelines for this area.

*Public Hearing Closed.*

C.Parker stated that there are design guidelines in place for the City owned parcels. He reviewed the process and noted the Planning Department recommends that the Planning Board approve the zoning amendment and forward them to the City Council for ratification.

Discussion ensued regarding removing Map K lot 4B from the rezoning.

**Motion:** D.White made a motion to approve the zoning amendments and forward to the City Council for ratification. Seconded by T.Donovan. Vote U/A

### 5. NEW BUSINESS

#### A. Discussion of Land Use Amendments/Goal Setting

C.Parker reference the spreadsheet of a summary of proposed amendments (original in file) the Board received and provided a summary of the Staff suggestions as listed on the document. In addition to those on the summary, it was discussed to bring forward a zoning amendment to include buffers, Citywide, for residential uses from new Commercial uses, in commercial/industrial zones.

L.Skinner noted he still would like to have fifteen minutes to speak regarding the Open Space subdivision regulations. The Chair noted time would be allowed on the February 12<sup>th</sup> agenda under New Business.

### 6. STAFF COMMENTS

D.Carpenter previewed the upcoming CDBG application process.

### 7. MEMBER COMMENTS

G.Cruickshank stated F.Torr will be representing him/her at the Planning Technical Review Committee meetings.

### 8. ADJOURNMENT

**Motion:** T.Donovan made a motion to adjourn at 8:21 p.m. Seconded by T.Clark Vote U/A