

 CITY OF DOVER	PLANNING BOARD REZONING COMMITTEE MINUTES Meeting Type: Regular Meeting Meeting Location: City Hall, 1st Floor Conference Room, 288 Central Avenue Meeting Date: August 08, 2019 Meeting Time: 7:30 PM
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Present: Lee Skinner, Scott Johnson, Chris Wyskiel, Zack Koehler, Sean O'Connell

Absent (excused): Marcia Gasses

Absent (un-excused): N/A

Staff: Assistant City Manager Christopher Parker, Economic Development Director Dan Barufaldi

1. Call to Order
 - a. S.Johnson called the meeting to order at 7:30 PM
2. Approval of July 11 Minutes.
 - a. Z.Koehler motioned to approve the minutes, seconded by L.Skinner. Vote: UA
 - b. Z.Koehler motioned to allow citizens to directly interact with the committee throughout the meeting, seconded by S.O'Connell. Vote: UA
3. Citizen's Forum:
 - a. Chad Kageleiry 100 Dover Neck Rd, raised concerns regarding the Durham Rd/ETP idea.
 - b. Todd Baker, 23 Cataract Ave, appreciated the report and supports the recommendation for exit 7, with some concerns about density.
 - c. Greg Patch, New Rochester Rd, echoed concerns from the last meeting.
4. Approve final report
 - a. C.Parker reviewed the report areas and the updates:
 - i. Inserted text regarding the process on the first page
 - ii. Added a why we rezone land section and a FAQ section on page 2
 - iii. Moved the index of concepts and prioritization list to page 3
 - iv. Moved the snap shot of today's zoning from the back cover to page 4
 - v. Created a new snap shot of the zoning map if all concepts adopted to page 5
 - vi. Updated all maps for clarity of location and readability
 - vii. Removed the environmental map, because a legend did not work, and the map was vague without a legend
 - viii. Added a section for each concept on cautions or issues that would need to be considered with each concept
 - ix. Cleaned up typos and grammar staff reviewed and discovered
 - x. More efficiently laid out the information, cutting almost 20 pages of the report
 - xi. Added agenda topics, by meeting and a notes section for readers to page 67
 - xii. Added current zoning map, with legend to the back cover.
 - b. C.Wyskiel asked to have a note added to the first page about why lots are not identified.
 - c. L.Skinner asked for clarification on the merging of zones, on the first page
 - d. Group discussed and supports changing the Exit 7 concept to include removing density cap and reducing the density from 1 unit per 4000sf to 1 per 2500 sf if commercial is present
 - e. Group discussed and supports changing Durham Rd to Gateway, including existing B-5 area
 - f. Group discussed and supports changing New Rochester Rd to Gateway, not B-3 or B-5
 - g. Group discussed and supports changing Downtown Gateway district to Gateway district
 - h. Will consider changes and vote on report at 5:30 on August 15.
5. Adjourn
 - a. Moved by C.Wyskiel at 8:35 PM seconded by Z.Koehler to adjourn. Vote: UA.