



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

Members Present: Frank Torr, Dave White, Tom Clark, Dennis Ciotti (Councilor), Gina Cruikshank (Chair), Matt Sullivan

Members Not Present (excused): Erin Allgood (Alternate), Dave Landry, Jackson Kaspari, Ellen Brooks (Alternate), Lisa McGunnigle (Alternate), Hayley Harmon (Vice Chair)

Members Not Present (un-excused): None

Staff Present: Christopher Parker, Assistant City Manager

Chair G. Cruikshank called the meeting to order at 7:00 p.m. and noted M. Sullivan is sitting in for Vice Chair H. Harmon.

1. CITIZENS' FORUM

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

2. APPROVAL OF THE PRIOR MINUTES

- February 11, 2020 Regular Meeting Minutes

Motion: D. Ciotti moved to approve the minutes as submitted. Seconded by F. Torr. Vote U/A

3. OLD BUSINESS

None.

4. NEW BUSINESS

The Vice Chair noted that items A and B would be heard together.

- A. Consideration and acceptance of a Minor Lot Line Adjustment for Timothy Belanger, (Owner: Sandra G. Nevins), Assessor's Map 27, Lots 165 & 165A, zoned R-12, and located at 17 Hill Street. *(P20-12)
- B. Consideration and acceptance of a Transfer of Development Rights for Timothy Belanger, (Owner: Sandra G. Nevins), Assessor's Map 27, Lot 165, zoned R-12, and located at 17-19 Hill Street. (Proposal is to use TDR to build a duplex where single family dwellings are only permitted). *(P20-13)
- C. Parker stated that the applicant had a lot that was involuntarily merged and petitioned the City Council, per the RSA 674:39 aa to unmerge the lots. This occurred in 2019. The first application before the Board tonight adjusts the shared boundary between the two lots. Lot 165 will decrease from 6,347 s.f. to 5,819 s.f. and lot 165A will increase from 6,600 s.f. to 7,137 s.f.

The frontage and lot area requirements of the R-12 zone are not met but are vested through the lot restoration statute. Since the lot line would make one lot more conforming and one lot less conforming, staff considers the nonconformity a wash.

The second application is a request to create a second separate unit within the new building, using the TDR ordinance. The applicant could create a single-family dwelling, which by State Statute can have an accessory dwelling up to 800 sf or a duplex if the Planning Board agrees to the request. Reviewing the neighborhood



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

context, as shown on the included map, there are multiple duplex structures in the immediate area. Furthermore, it is worth noting that any home older than May of 1964 can be converted to a duplex by right, meaning a building permit is all that is required to make the conversion, for 95% of the homes in this area.

When the plan was initially submitted the building encroached into the rear setback. Staff reached out to the applicant to discuss reducing that encroachment as it was not in keeping with the neighborhood. The applicant responded to staff's concerns about the rear encroachment into the setback and updated their plan to remove the structure from the encroached area.

Kevin McEneaney, McEneaney Survey Associates represented the applicant and reviewed the project. A portion of the garage and a portion of the driveway are both over the property line. This line will be moved to allow enough room around all structures.

There are six lots in the zoned area with duplexes on them so it will fit the neighborhood. Three of the six directly abut the subject property. The proposal has two driveways, but after speaking to staff, one will be removed from the plan so there is only one curb cut.

T. Clark wondered if the complaints received from the public were prior to the setback issue being addressed.

C. Parker clarified the complaints were received prior to the change to the setback update. Staff reached out to each abutter who had sent comments and explained the change. Most were accepting of the alteration.

Motion: F. Torr moved to accept the item. Seconded by D. Ciotti. Vote U/A

Public hearing opened.

Jean Curtis, 8 Florence St is an abutter to the project. She stated the abutter notice included incorrect mapping. The project was shown to be behind her property, but it is behind two other properties. There are mostly single-family homes in that area. She requested the abutter letters be read into the record as those neighbors were unable to attend tonight. She is not opposed to change but is concerned about losing that green area and wonders if the whole project needs to be granted.

Mr. McEneaney agreed the mapping in the proposal needs to be addressed to match the GIS.

Public Hearing closed.

STAFF RECOMMENDATION Lot Line Adjustment:

Chapter 157-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. The Planning Department believes this plan is consistent with those regulations and recommends that the Planning Board vote to approve the lot line adjustment with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat
2. The applicant shall revise the plat to:
 - a. Revise abutting lot owner information so that correct lot and owners align as Dover GIS indicates
 - b. Add Planning file number P20-12 to the title block
 - c. Add signature and stamp of LLS
 - d. Add owners' signatures.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

Motion: M. Sullivan made a motion that the Board approve the lot line adjustment with staff recommended conditions. Seconded by D. Ciotti. Vote U/A.

STAFF RECOMMENDATION - TDR:

Chapter 170-27.2 of the Zoning Ordinance allows for developments to buy additional units through the process of Transfer of Development Rights. The process allows the applicant to come to the Board with a plan indicating the location of the duplex and related improvements such as parking. The Planning Department believes this plan is consistent with those regulations and recommends that the Planning Board vote to approve the lot line adjustment with the following conditions:

Conditions to be Met Prior to Granting the TDR:

1. The LLA adjustment P20-12 be approved.
2. Payment of the TDR fee (\$13,402)
3. Revise plan to eliminate one driveway.
4. Add Planning file number P20-13 to the plan set.
5. Add a note that if a shared driveway with lot 165 is possible, a waiver for the driveway crossing the lot line, is granted by the Board as part of the approval.

Conditions to be Met Prior to the Issuance of a Building Permit:

6. The new dwelling units shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.

Conditions to be Met Prior to Occupancy:

7. Issuance of a Certificate of Occupancy.
8. Impact fees per unit shall be paid per the invoice attached to the Notice of Decision

C. Parker noted though they can't make it a condition, staff would prefer there be a shared driveway. It is up to the project engineers to determine the way they want to address it.

D. Ciotti agrees there should be a shared driveway and commented where he prefers it to be.

D. White addressed the issue by explaining if there's a shared driveway, the residents will need to cross property lines and wondered if the board could grant that waiver into the conditions now.

C. Parker said he can include a condition that if a waiver is needed for the shared driveway for crossing property lines, it will be granted.

F. Torr is opposed to using TDR for this project and agrees with the abutter who spoke.

M. Sullivan commented that this is a good use of the TDR and is in favor.

D. Ciotti was opposed at first glance, but a barn on the property could have an accessory unit and it would be the same occupancy and parking situation as the duplex.

Motion: D. Ciotti made a motion that the Board grant the additional unit with staff recommended conditions. Seconded by D. White. Vote 5-1 with F. Torr opposed.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

C. Consideration and acceptance of a Conditional Use Permit for Chad & Heather Holleman, Assessor's Map L, Lot 11, zoned R-20, located at 21 Nute Road. (Proposal is for a new single-family house and accessory dwelling unit to replace an existing house adjacent to the tidal Bellamy River, with 5,190 sq. ft. of permanent tidal buffer zone impact and 4,167 sq. ft. of temporary tidal buffer zone impact). *(P20-10)

C. Parker stated that the applicant requests a Conditional Use Permit to build a new single-family house and accessory dwelling unit adjacent to the tidal Bellamy River with 5,190 s.f. of permanent tidal buffer zone impact and 4,167 s.f. of temporary tidal buffer zone impact.

The proposed accessory dwelling unit would still need to be approved through the standard ADU application process through the Planning Department as it is a separate approval from this Conditional Use Permit request.

The Conservation Commission endorsed this new plan on February 10, 2020.

John Chagnon, Ambit Engineering, represented the applicant and reviewed the project. The project will be a structure replacement. The existing structure is camp-like. The applicant has applied for shore land permitting and the integrity of the buffer will be maintained. The 50' buffer will be improved since they are taking out four sheds and reducing impervious surfaces from 30% to 22%. They will pull the home as far from the buffer as possible. The entirety of the lot is within the conservation district.

T. Clark expressed concern about the detached garage/ ADU structure stating it goes beyond the scope of the CUP requirements.

F. Torr asked about the use of the property at the end of Nute Rd and if the utility should be underground. Mr. Chagnon said they are proposing to move a utility pole closer to the boundary line to make way for the driveway.

M. Sullivan commented two of the plans do not agree on where the driveway access will be for the ADU structure. Mr. Chagnon clarified sheet C3 was updated in January, but the buffer exhibit was not updated.

M. Sullivan wondered if there's a stormwater management for the detached structure. Mr. Chagnon said there is not a separate plan.

T. Clark wondered if the driveway permit submitted to the City included both driveways or just one.

Mr. Chagnon noted the existing access for everyone in the circle is currently located on the applicant's property. They are ok with leaving it that way and letting everyone cross. D. White said it's a really gray area given the existing driveways and easements. C. Parker thought the applicant may need to come back for a waiver for the second driveway for the ADU.

Motion: F. Torr moved to accept the item. Seconded by T. Clark. Vote U/A

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

STAFF RECOMMENDATION:



DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

The Conservation District ordinance provides for Conditional Use Permits to allow impacts to the Conservation District (within 100' from River) if standards related to demonstration of need, avoidance, minimization, and mitigation are met.

At this point C. Parker questioned whether the ADU meets these standards based on the discussion that has occurred tonight. If the board votes to allow the second structure, the use is not a factor. Even though it will have to go through an approval process to become an ADU, the structure will be there- and does the structure meet the standards? If the structure is not there, the impacts are less.

M. Sullivan is conflicted as well. Is this the right type of redevelopment for this parcel? There is no stormwater management proposed and no mitigation proposed for the ACU. He is uncomfortable with the proposal with it including the additional structure. The applicant has the right to reconstruct the single-family structure and increase its size, but to increase the disturbance with the second structure is too much for this property.

C. Parker stated the Conservation Commission did endorse this proposal. In his opinion he would table the case to have the applicant work with staff on the issues in question. If the Planning Board determines the plan meets the standards for Conditional Use Permit the Planning Department recommends the following conditions:

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

1. The applicant shall provide a copy of the NHDES Wetland and Shoreland permits to the Planning Department.
2. DES impact exhibit be updated to match sheet C3 and be submitted to DES with a copy sent to the City.

M. Sullivan would like to give the applicant the opportunity to address the issues discussed.

Motion: T. Clark made a motion that the Board table the Conditional Use Permit seeking info on the public roadway /Nute Rd ownership, storm water management and how to minimize the impact of the accessory structure. Seconded by D. White. Vote U/A.

D. Consideration and acceptance of an Amendment to a previously approved Site Review for Little Bay Marina & Development, LLC., Assessor's Map 8, Lots 9, 10, 11, & 12, zoned LBW, and located at 421, 423, 425, and 427 Dover Point Road. (Proposal is to relocate units per NH DES. The previous approval was for purchasing 2 units through TDR in addition to the 23 units plus marina/marina office with 1 dwelling unit and 27 parking spaces). *(P19-04A)

C. Parker stated that the applicant is proposing to amend a previously approved site plan per the request of NHDES. This application has been before the Board three times over the past eighteen months.

The Board voted to sell the additional TDR units at their September 11, 2018 meeting. The application was reviewed by the Technical Review Committee on February 28, 2019. The Planning Board and Conservation Commission held a site walk on April 30th. The Conservation Commission endorsed the applications at its May 13, 2019 meeting. The Planning Board approved the plan and conditional use permit at their May 28, 2019 meeting. The Planning Board then approved the request to sell two additional units (P18-41A) at their October 9, 2019 meeting.



DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

The applicant was informed by NHDES that they need to adjust the orientation/location of the buildings. Since, the impact went down another review by the Conservation Commission was not needed.

The applicant went back before the TRC on January 23, 2020 (minutes are attached). The amended plan changes the orientation of the buildings and location of the buildings to minimize the impact to wetlands and Great Bay.

Steve Haight, Civilworks, represented the applicant and reviewed the project revisions to the plans.

Motion: F. Torr moved to accept the item. Seconded by T. Clark. Vote U/A

Public hearing reopened. No one spoke. *Public Hearing closed.*

STAFF RECOMMENDATION:

Chapter 153-4 (formerly 149-4) of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. The Planning Department believes this plan is consistent with those regulations and recommends that the Planning Board vote to approve the site plan with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:

1. All previous conditions of approval from P19-05 and P18-41A remain in place.
2. All unregistered cars be removed from site.
3. The lots be merged into one.
4. The applicant shall provide a digital version of revised plan set.
5. The applicant must revise final plan set to:
 - a. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
 - b. Add LLS, PE, Architect, and LA signatures and stamps to final plan
 - c. Add state permit numbers
 - d. Add note that emergency access has been granted by the owners of Newick's per the email submitted.
 - e. Adjust snow storage to not interfere with emergency gate and add no parking fire lane signs.
 - f. Revise note 22 on sheet 4 to indicate Saturday hours 9AM – 4 PM and no Sunday hours
 - g. Confirm location and screening of transformer (discrepancy between sheet 10 and L-1).
 - h. Add state permit numbers
 - i. Revise plan to add fence on top of retaining wall near parking lot behind the marina building.

Conditions to Be Met Prior to any Construction Activity:

6. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.

Conditions to Be Met Prior to Issuance of a Building Permit:

7. The new building shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.
8. The applicant shall provide proof that the cross access easement has been recorded or is not necessary.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

Conditions to Be Met Prior to Occupancy:

9. Issuance of a certificate of occupancy.
10. Impact fees shall be paid per the invoice included with the Notice of Decision.
11. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
12. The applicant shall provide proof that the condominium association has been formed and is active.

Motion: F. Torr made a motion that the Board approve the site plan with staff recommended conditions. Seconded by T. Clark. Vote U/A.

The Vice Chair noted that items E and F would be heard together.

- E. Consideration and acceptance of a Request to use Transfer of Development Rights for a Subdivision for DRVP Development, LLC., Assessor's Map 14, Lot 10-G, zoned R-12, and located at Cataract Avenue. (Proposal is to subdivide one lot into 12 by purchasing 1.5 units through TDR and building 10 new single family homes). *(P19-80)
- F. Consideration and acceptance of a Conditional Use Permit for DRVP Developers, LLC., Assessor's Map 14, Lot 10-G, zoned R-12, located at 40A Cataract Avenue. (Proposal is for 10 single family units along a 700 foot long road and associated drainage, creating 387 s.f. of wetlands impact and 5,979 s.f. of 50 foot wetland buffer impact). *(P19-81)

C. Parker stated that Per Chapter 170-27.2.G, the applicant is requesting that the Board vote on the plan indicating whether they would sell 1.5 units through Transfer of Development Rights which would mean 2 units are limited to no more than 1,400 s.f.. Should the Board find the request is in keeping with the intensity and density of the neighborhood, then it should grant the additional units.

The applicant is proposing to create 10 single family homes on individual lots. The lots will be serviced by public water and sewer and accessed via a private road. To install the private road, a Conditional Use Permit is needed to impact 387 s.f. of wetlands impact and 5,979 s.f. of wetland buffer impact.

This project was reviewed by the Technical Review Committee on January 16, 2020, and the Conservation Commission endorsed this application at their February 10, 2020 meeting.

The applicant requests a waiver from Section 157-33.J (formerly 155-33.J) for road length to be 380' instead of 500'.

Christopher Berry, Berry Surveying and Engineering, represented the applicant and reviewed the project. He explained the existing conditions of the property noting the property is about 5.25 acres and has the river along one side. The regulations allow for 8.5 units on the property. The proposal is to purchase 1.5 units to build ten units total. The two TDR units will be the first two to go in and will be the smaller units. All of the units will be built to match the neighborhood styles. A number of units will be ranch style with a basement walk-out. The rear setbacks to the boundary line are about 46'. They've given a little extra buffer and then a 10' setback from that common area.

Mr. Berry explained how they will mitigate typical concerns within the urban area.

They did a traffic study and learned that traffic does cue up in that area and they are proposing to widen the lane widths from 9' to 10' or 12' which will move the traffic better.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

He has met with an abutter to walk the boundary lines and answer some questions. They will work with another property owner to resolve the issue of a shed that is over the property line.

C. Parker explained for T. Clark why they need the waiver. A cul-de-sac is meant to be 500'-1000'. This proposed cul-de-sac is 380' the way the City measures it.

Motion: F. Torr moved to accept the item. Seconded by T. Clark. Vote U/A

Public hearing opened.

Bill Jacobsmeyer, 40 Cataract Ave, abutter expressed concerns about the road crossing the wetland area. Stormwater comes into their property, then under the driveway and out to the river. His concern is the added flow onto his property- can that be mitigated? He disagrees that the density proposed is similar to what exists on Cataract Ave. The Bellamy River rises and comes close to their corner marker. That may affect how the buffers are drawn on the plans. He wondered if a shore land or wetlands permit is required for this proposal. There is plenty of wildlife in that area and he's concerned about mitigating the impact.

Robert Puth, 41 Cataract Ave wondered if Cataract Ave is to be widened on his side of the road. It's City land so that's fine, but he wondered how much the road will take. He agreed there is a traffic problem there.

Cecile Jacobsmeyer, 40 Cataract Ave noted nothing has been proposed to buffer between their property and the proposal.

Mark Miller, 39 Sunset Dr has concerns about losing the natural tree buffer between his home and the high school. They can hear from their living room football games and band practice. There are also no yield or stops signs at the end of Sunset Dr which is right across from the proposed entrance.

Public Hearing closed.

C. Berry addressed the public concerns regarding drainage explaining the details of their plan and how there will be no off-site impact. He confirmed that they will need a wetland permit, a shore line permit and an alteration of terrain permit. The plan leaves a natural corridor for the wildlife to access.

They are not proposing any road widening across the street, only at the corner of Bellamy and Cataract which would be about four feet.

Though he did not mention it earlier, there is vegetative buffer planned for the eastern side. They've also moved the unit on that edge 18'-20' from the side setback.

The intersection is funky there- they can work with City engineering on whether there should be striping for lane clarity or signage.

C. Parker clarified that this is the third iteration of the plan that has come before the City. This latest plan really does try as best as possible to mimic the style of the neighborhood.

Regarding the waiver, reducing the length of the roadway does reduce the overall possible impact.

STAFF RECOMMENDATION Waiver Request:



DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

The Planning Department recommends that the Planning Board vote to approve the waiver with the following condition:

Condition to Be Met Prior to the Signing of the Plan:

1. A note shall be added to the subdivision plan that the waivers were granted for the reasons stated by the applicant and that the Board found the criteria of 157-52 (formerly 155-52) have been met.

Motion: F. Torr made a motion that the Board approve the waiver with staff recommended condition. Seconded by M. Sullivan. Vote U/A.

C. Parker commented that this applicant was willing to receive some changes to the regulations regarding private roads. The signage will explain that it is a private road and what City services are not available to residents. Also, homeowners association documents will need to be reviewed by the City and the City engineers will meet with the homeowners association to clarify the assets and maintenance schedules.

STAFF RECOMMENDATION TDR Subdivision Request

Chapter 157-15 (formerly 155-15) of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. Section 157-51 (formerly 155-51) allows the Board to grant waivers. Section 170.27.2 allows additional units to be purchased through Transfer of Development Rights. Staff finds that this application meets the intent of the Master Plan and is compatible with land uses on neighboring lots.

The Planning Department recommends that the Planning Board vote to approve the application of TDR to the Subdivision Plan with the following conditions:

Conditions to be Met Prior to Granting the TDR:

1. Payment of the TDR fee (\$13,402)

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide a digital version of the plan to the Planning Department.
2. The applicant shall provide homeowners association documents to be reviewed and approved by the Assistant City Manager in consultation with the City's General Legal Counsel. Documentation shall include common space, roadway, perimeter screening, visitor parking, force main, stormwater infrastructure maintenance/operation, private roadway and conversion process, calculation used to determine reserve amount in the treasury, prior to converting ownership and maintenance obligations, including stormwater, open space, and roadway maintenance, and deed/easement requirements per Section 170.27.2.
3. Provide letter to serve from Eversource.
4. The applicant shall revise the plat to:
 - a. Add the owners' signatures
 - b. Add the Licensed Land Surveyor, Professional Engineer, Certified Wetland Scientist and Landscape Architect stamps and signatures
 - c. Add permit numbers and dates to the permit status notes
 - d. Add proposed intersection improvements as shown in traffic assessment.
 - e. Revise construction note to indicate no Saturday hours.
 - f. Encroaching shed shall be removed or agreement in place between two property owners
 - g. Revise note 46 on sheet 8 to 3.5" caliper
 - h. Add, as determined with the City Engineer, any signage needed at the intersection of Cataract and Sunset Drive



DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

Conditions to Be Met Prior to Any Construction Activity:

5. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.
6. Provide deed language to the Planning Department regarding the specific restrictions set forth in 170-27.2.G.

Conditions to Be Met Prior to Issuance of a Building Permit:

7. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
8. Water and sewer investment fees shall be paid at the time of request of service.

Conditions to Be Met Prior to Occupancy:

9. Issuance of a Certificate of Occupancy.
10. Documentation that the HOA has been created and is in place.
11. Impact fees for any new unit (\$8,895 per unit) shall be paid per the invoice provided with the Notice of Decision.
12. Intersection improvements at Cataract and Bellamy and Sunset and Cataract be implemented to the satisfaction of the Assistant City Manager and City Engineer.
13. Prior to the last Certificate of Occupancy being issued, the Engineer of Record shall meet with the Association and review the assets for the project.

Motion: F. Torr made a motion that the Board approve the TDR subdivision with staff recommended conditions. Seconded by D. Ciotti. Vote U/A.

STAFF RECOMMENDATION - CUP:

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. The Planning Department believes this plan is consistent with those regulations and recommends that the Planning Board vote to approve the Conditional Use Permit with the following conditions:

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

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Wetlands Permit.

Motion: F. Torr made a motion that the Board grant the Conditional Use Permit with staff recommended condition. Seconded by D. Ciotti. Vote U/A.

G. Consideration and possible vote on posting the proposed Rezoning and non- syntax/renumbering Amendments to Chapter 170 and the associated Zoning Tables. The full text of the amendments is available in Planning Department & at www.dover.nh.gov located under meeting materials and on the Planning Department page.

C. Parker reviewed the rezoning process and noted that the proposed amendments in front of the Board tonight are part 2 of 2 proposed lists of amendments. This grouping addresses recommendations from the Rezoning Committee that worked in 2018 and 2019 as well as the work the TDR Committee is providing and a proposed change to the Small Wind Systems ordinance to promote renewable energy sources.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

C. Parker presented a Power Point presentation to review the amendments. He requested the board post them- especially the TDR and area rezoning so that applications do not get caught in limbo.

Motion: T. Clark moved to post the amendments and hold a public hearing. Seconded by F. Torr. Vote U/A

5. STAFF COMMENTS

- Blasting has resumed at the waterfront. It must be completed by March 15th to avoid affecting wildlife in the river.
- Spring planning conference: members with a year or less on the board need to attend, or they won't be able to vote on affordable housing projects
- TRC has reviewed projects on the waterfront phase I and a conceptual next phase at Pointe Place
- They are in the process up updating the consolidated plan and doing the first year action plan. That will be on the next meeting. The public is encouraged to give feedback at the public hearing.

6. MEMBER COMMENTS

F. Torr would like to see the waterfront development area rezoned to central business district.

7. ADJOURNMENT

Motion: F. Torr made a motion to adjourn at 9:45 p.m. Seconded by D. Ciotti. Vote U/A