

(12/05/2011)

7:00 pm

Town Office

## Minutes of the Dover Planning Commission

Dover Commissioners Present: Pat Bowen, Gerie Golet, Nicolas Wallaert.

Others: Dave Cerchio, Dover Zoning Administrator

General Public: Chris Helmstetter

*THESE MINUTES ARE NOT OFFICIAL AS THEY HAVE NOT BEEN ACCEPTED OR CORRECTED BY THE DOVER PLANNING COMMISSION.*

Meeting called to order at 7:00 PM by Nicolas.

The minutes from the meeting of November 7<sup>th</sup>, 2011 were approved on a motion by Gerie, 2<sup>nd</sup> by Pat.

### Zoning Bylaw

The Planning Commission addressed the two issues raised at the Public Hearing: Building height in resort area (§ 328) and parking requirements (§ 634).

- Building Height: After discussion the planning Commission changed as follows:

#### **Section 328: EXEMPTIONS to the BUILDING HEIGHT REQUIREMENT**

In the Resort District, the Development Review Board may allow building heights in excess of 36 feet so long as fire protection and safety are adequately addressed taking into consideration the guidelines of the East and West Dover Fire Departments. Under no circumstances shall the building exceed 66 feet of height. Also refer to sections 720 and 725.

- Parking Requirements were revised as follows:

#### **Section 634: MINIMUM PARKING REQUIREMENTS**

For every building hereafter erected, altered, extended, or changed in use, there shall be off-street parking spaces as set forth below. A required driveway shall be at least twenty (20) feet in width, except for one and two unit residential uses. A parking space shall be at least nine (9) feet by twenty-two (20) feet.

1. Residential dwelling: Two (2) parking spaces per dwelling unit and three (3) Parking space for three and more-bedroom unit.
2. Hotel, motel, lodge, or bed & breakfast: One and a quarter (1 $\frac{1}{4}$ ) parking spaces per guest bedroom.

The other parking requirements remained unchanged.

The Planning Commission voted to send the Bylaw including above changes for a Public Hearing.

Meeting adjourned at 8:00 p.m. on motion by Gerie, 2<sup>nd</sup> by Pat.

Next meeting: To be announced.

Prepared by Nicolas Wallaert, Chair.