

**Residential Project Committee
Meeting Minutes
1 March 2010**

Present:

Members-Judith Esmay, Joan Garipay, William Dietrich

Staff- Judith Brotman, Jonathan Edwards, Vicki Smith

There was mention of Dover's form-based code. It is more visually-based than textually-based so pictures take the place of 1000s of words.

The Committee decided to go forward with drafting a recommended zoning amendment to implement some of the ideas discussed in previous meetings about how to improve the zoning in the Goose Pond area. All agreed that an amendment should be prepared and then shared with the landowners around Goose Pond in anticipation of a meeting or two this summer to get input from the landowners. It was acknowledged that every aspect of the proposal was being presented for discussion sake and that amendments could be made to the proposal.

First, the Committee decided on a working district boundary. It was determined that the district boundary should be a line down the middle of Sands O' Time Road, Wolfeboro Road and southerly along the middle of Goose Pond Road to Canaan. In this way only waterfront properties would be included which would allow integration of regulatory protection for Goose Pond water quality. Lots north of bridge, on the west side of Sands O'Time Road and on the east side of Goose Pond Road would stay in the Forestry District. The proposed district encapsulates Goose Pond and is very distinct from the Forestry District. The transition between districts is not smooth, but distinctive in acknowledgement of the full development of the waterfront lots and the different character of the Forestry district.

Next the Committee decided to continue to restrict residential use in the district to seasonal residential use. The reasons for this include: to minimize the provision of municipal services to the area; to maintain the character of the district as it is now (acknowledging that year round use would change the character); to minimize development pressure in order to minimize environmental impacts (eg. road salt, more septic effluent if occupied year-round, larger residences with more run off).

The Committee discussed uses in the district and decided that the traditional use of the land for seasonal residential use should be the only use that should continue. Outdoor recreational uses accessory to the residential use of the properties will continue as they always have. The Committee felt that no vacant lot should have outdoor recreation as the principal use. The definition of outdoor recreation includes facilities that are inappropriate for the district given its character. Re-defining outdoor recreation as a companion amendment was suggested as an addition to the "to do" list. It was decided that permitted uses should include: seasonal camps and cottages and uses accessory to permitted uses. Special exceptions should include: Essential service and uses accessory to special exception uses.

The Committee decided that the front of the lot should be the waterfront edge so that height and setback should be measured from that part of the lot. There is no Town road frontage (Sands O' Time Road is private). Thus, there is no rear setback- each lot has a front along the water and three sides. The side setback was established at 10 feet to allow at least a 20 foot fire separation from buildings and a ten foot setback between the road and structures to allow for road maintenance.

Honoring the State CSPA setback of 50' and acknowledging that virtually none of the buildings in the district comply with the 75 foot setback from the edge of Goose Pond, it was established that no new structures should be located closer than 50 feet from the edge of Goose Pond and that the buffers set forth in Section 702 should not apply to the buffer from Goose Pond in this district. Additions to existing structures or replacements can occur on the same footprint; this would allow second stories to be added. Also it was decided that additions should be able to be allowed to be built behind the existing edge of the building furthest from the Pond in order to maximize the distance from the addition to the Pond. The appropriate distance is not specified, but based on the current location of the existing wall furthest from the Pond(the back building line). A variance will be needed for expanding/additions within 50 feet of the edge of the Pond in front of back building line.

It was noted that Section 803 will be useful in dealing with applications in this district. Existing decks and porches within 50 feet of the Pond can be maintained, but not enclosed to create new living or storage space.

The maximum height was set at 24 feet measured from the waterfront side in order to allow a two story home with appropriately pitched roof with consideration of the massing and view from the Pond.

Since 0.39 acres is the average lot size, .5 was established as the minimum lot size. This would also prevent lot subdivision without a variance and allow some minor lot line adjustments. Existing building footprint ranges from 396- 3048 sq. feet. A 1200 square foot building footprint would be 5.5% of the average lot size. Maximum building footprint was set at 5%. Eight and one-tenth percent is the average for lot coverage. Eight percent was established as the maximum lot coverage. It was decided that floor area ratios should not be considered in this district.

Judy and Vicki will draft up a new section 2.04 table for Goose Pond. This will be reviewed on March 15, 2010 at 1 PM by the Committee.

Meeting adjourned at 2:45 PM

Respectfully submitted,

Vicki Smith