



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, December 15, 2020**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- November 10, 2020 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote of a Conditional Use Permit for Michael Khavari, (Owner: Karen A. Towle, Trustee & James B. Towle & Karen A. Towle Revocable Trust), Assessor's Map I, Lot 4-A, zoned R-12, located on Leather's Lane. (Proposal is for 40 single family units with 15,383 s.f. of street slope impact and 12,910 sq. ft. of wetland buffer impacts). *(P20-70)
- B. Consideration and possible vote of a Site Place for Michael Khavari, (Owner: Karen A. Towle, Trustee and James B. Towle & Karen A. Towle Revocable Trust), Assessor's Map I, Lot 4-A, zoned R-12, and located at Leather's Lane. (Proposal is to develop a 16 acre parcel with a 40 unit detached condominium via TDR). *(P20-71)

4. NEW BUSINESS

- A. Consideration and reapproval of P19-85 which was a Site Plan submitted by Gulf Landing Properties, Assessor's Map 38, Lot 9-A-2, zoned C, and located at Central Avenue. (Proposal to construct a three story medical rehabilitation facility/treatment center with a parking lot for visitors and employees). The Site Plan was approved by the Board, with conditions, on October 27, 2020. *(P19-85A)
- B. Consideration and reapproval of P20-67 which was Conditional Use Permit for Gulf Landing Properties, LLC., Assessor's Map 38, Lot 9-A-2, zoned C, located off Central Avenue. (Proposal is to build a medical rehabilitation facility on a vacant lot with the building, parking, and drainage improvements impacting 14,000 square feet of the 50-foot wetlands buffer and a septic tank closer than 75 feet to a wetland). *(P20-67A)
- C. Consideration and acceptance of a Minor Subdivision for Robert Baldwin, Assessor's Map 39, Lot 37, zoned G, located at 25 New Rochester Road. (1 new lot) *(P20-77)
- D. Consideration and acceptance of a Lot Line Adjustment for James Lebrasseur, (Owners: James Lebrasseur and STF Development Corporation), Assessor's Map 24 & 26, Lots 2A-2 & 13, zoned RM-U, and located at 5-8 Waverly Drive and 40 Forest Street. *(P20-74)
- E. Consideration and acceptance of a Transfer of Development Right Request for Daniel Sheehan, Assessor's Map 30, Lot 15, zoned RMU and located at 26-32 Maple Street. (Proposal is to purchase 2 additional units). *(P20-76)
- F. Consideration and acceptance of a Conditional Use Permit for the Paul Panasis Revocable Trust, (Agent: Steve Riker, Ambit Engineering, Inc.), Assessor's Map L, Lot 105-F, zoned R-20, located at 280A Dover Point Road. (Proposal is for installation of in-ground pool, pervious paver deck, and pool house in the Conservation District adjacent to the tidal Piscataqua River, creating 983 sq. ft. of temporary impact and 989 sq. ft. of permanent impact in the 100' tidal buffer zone). *(P20-72)
- G. Consideration and acceptance of a Transfer of Development Right Request for DBS Holdings, LLC, Assessor's Map A, Lot 59, zoned R-40, and located at 537 Sixth Street. (Proposal is to renovate existing garage into a 1,400 s.f single family unit). *(P20-73)



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- H. Consideration and acceptance of a Minor Subdivision for Lisa M. & Greg Patch, Assessor's Map 39, Lot 64, zoned Gateway and located at 31 New Rochester Road. (2 new lots) *(P20-75)
- I. Consideration and acceptance of a Minor Subdivision for Jewett Construction Co., LLC, Assessor's Map 31, Lot 4, zoned CBD-TOD, located at 35 & 37 Chestnut Street. (2 new lots plus potential City ROW) *(P20-59)
- J. Consideration and acceptance of a Conditional Use Permit for Jewett Construction Co., LLC., Assessor's Map 31, Lot 4, zoned CBD-TOD, located at 35 & 37 Chestnut Street. (Proposal is to have a lot coverage of 41.7% whereas 75-100% is required) *(P20-58)
- K. Consideration and acceptance of a Site Review for Jewett Construction Co., LLC, Assessor's Map 31, Lot 4, zoned CBD – TOD, located at 35 & 37 Chestnut Street. (Proposal is to raze the two existing buildings and construct one 3-5 story building with 87 residential units, with 69 on-site parking spaces and 20 off-site). *(P20-56)

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm or email Dover-Planning@dover.nh.gov. You may also view materials at www.dover.nh.gov.