



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, July 27, 2021**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- June 22, 2021 Regular Meeting Minutes

3. OLD BUSINESS

- A.** Public hearing to consider amendments to Chapter 170, entitled “Zoning Ordinance” of the code of the City of Dover. Amendments include changes to the wetland protection district, floodplain ordinance, accessory structure definition, rezoning part of the R-40 to R-20 on Bellamy Road and Cold Springs Road, allowing all residential structures in the R-12, R-20, and R-40 districts to be converted into a duplex, increasing lot area required in the RM-U table for 3-4 family dwellings, revising exceptions to lot size, frontage and setback requirements using TDR, swimming pools, customary home occupations, allowing residential to make up any 20% of a building in the CBD, allowing an extra Accessory Dwelling unit if it meets HUD Fair Market rent rates, revising the RCM Overlay District, nonconforming structure setbacks, TDR regulations, changing definitions of nonconforming lot and conservation lot.*
- B.** Public hearing and possible vote on amendments to Chapter 153, entitled “Site Review Regulations” of the code of the City of Dover. Amendments include electric vehicle charging readiness and stations, eliminating I-1, replacing I-2 with CM, replacing B-1 with G, replacing I-4 or ETP with IT, replacing B-3, B-4, or B-5 with C, revising certification section, location of parking lots section, revising Various Sections of the City section, and Physical Arrangements section to allow outdoor dining and display of goods.*
- C.** Public hearing and possible vote on amendments to Chapter 157, entitled “Land Subdivision Regulations” of the code of the City of Dover. Amendments include revising the Final Plat requirements, street layouts to a 30 ft easement, reference monument size, street markers and traffic signs to conform with MUTCD.*

4. NEW BUSINESS

- A.** Consideration and acceptance of a Minor Lot Line Adjustment for Gordon Clark, (Owners: Gordon Clark and Dover Lodge #184 of the Benevolent Protective Order of the Elks), Assessor's Map I, Lots 22-D, 122, & 123, zoned IT, and located at 294, 282 & 304 Durham Road. *(P21-40)
- B.** Consideration and acceptance of a Minor Subdivision for Westfield, LLC, Assessor's Map G, Lot 2, zoned CM, located at 64 Littleworth Road. (1 new lot) *(P21-41)
- C.** Consideration and acceptance of an Impact Fee Waiver Request for First Street at Garrison, LLC., Assessor's Map 6, Lot 3-1, zoned CBD-G, located at 200 First Street. *(P18-25A)
- D.** Consideration and acceptance of a Conditional Use Permit for Macs Convenience Stores, LLC, Assessor's Map K, Lot 19C, zoned R-12, C & IT; located on Dover Point Road. (Proposal is to allow wetland buffer impacts of 656 s.f. and Conservation District impacts of 767 s.f. adjacent to Varney Brook for grading for building and stormwater drainage structures). *(P21-16)
- E.** Consideration and acceptance of a Site Review for Macs Convenience Stores, LLC, Assessor's Map K, Lot 19C, zoned R-12, C & IT, located at Dover Point Road. (Proposal is to construct a 5,358 s.f. convenience store with 6 vehicle refueling and one electric recharging stations). *(P21-15)
- F.** Consideration and acceptance of a Conditional Use Permit for Dover Point Village, LLC., (Owner: Sebring Holdings, LLC), Assessor's Map K, Lot 26, zoned R-12; located on Dover Point Road. (Proposal is to allow wetland buffer impacts of 901 s.f. and Conservation District impacts of 896 s.f. adjacent to Varney Brook for grading for building and storm water drainage structures). *(P21-36)
- G.** Consideration and acceptance of a Site Review for Dover Point Village, LLC., (Owner: Sebring Holdings, LLC.) Assessor's Map K, Lot 26, zoned R-12, located on Dover Point Road. (Proposal is to construct a 3,600 s.f. professional /medical office building with associated parking). *(P21-35)

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. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>. The public is encouraged to leave comments in advance by emailing Dover-Planning@dover.nh.gov, or mailing written comments to Planning Board, Dover City Hall, 288 Central Ave., Dover, NH 03820. Messages must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment.