



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Revised

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, August 24, 2021**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- July 27, 2021 Regular Meeting Minutes

3. OLD BUSINESS

- A. Public hearing and possible vote on amendments to Chapter 170 entitled "Zoning Ordinance" of the code of the City of Dover. Amendments include changes to the wetland protection district, 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 170 entitled "Zoning Ordinance" of the code of the City of Dover. Amendments regarding Floodplain zoning*

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Edward Atkinson, Assessor's Map 10, Lot 31, zoned HR, located at 241 Washington Street. (Proposal is to allow construction of a deck 25' from the rear property line instead of 30'). *(P21-48)
- B. Consideration and acceptance of a Conditional Use Permit for One First Street, LLC. Assessor's Map 6, Lot 20, zoned CBD-G, located at 1 First Street. (Proposal is to allow less than 80% of the façade to be windows for both the new building and existing building) *(P21-38)
- C. Consideration and acceptance of a Site Review for One First Street, LLC., Assessor's Map 6, Lot 20, zoned CBD-General, located at 1 First Street. (Proposal is to renovate existing building for commercial space and 14 apartments as well as construct a new 4 story building with 44 apartments). *(P21-30)
- D. Consideration and acceptance of a Conditional Use Permit for Equine Properties, LLC, Assessor's Map H, Lot 37A, zoned Commercial, located at 239 Knox Marsh Road. (Proposal is for a 64 unit residential development with the construction of a 1,350 foot long road and 99 parking spaces. The project proposes 10,699 square feet of wetland buffer impacts due to road side slopes and drainage facilities and 28.6% of impervious cover in a Secondary Groundwater Protection Zone, where 20% is allowed. *(P21-05)
- E. Consideration and acceptance of a Site Review for Equine Properties, LLC., Assessor's Map H, Lot 37A, zoned Commercial, located at 239 Knox Marsh Road. (Proposal is to construct a private roadway to provide access to two (2) mixed use buildings, each building consisting of commercial space on the first floor with 26 residential units on the second and third floor & construct twelve (12) single family dwellings). *(P21-04)
- F. Consideration and possible posting of amendments to Chapter 153 entitled "Site Review Regulations" regarding landscape/tree calipers. *
- G. Consideration and possible posting of amendments to Chapter 157 entitled "Land Subdivision Regulations" regarding landscape/tree calipers.*

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.