



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 14, 2021**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- November 09, 2021 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote of a Minor Subdivision for Dahn H. & Norma M. Tibbett, (Owner: Jahn H. & Susan G. Janetos), Assessor's Map N, Lot 13, zoned R-40, located at Oak Street. (1 new lot) *(P21-78)

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Lot Line Adjustment for Settlement on 6th LLC and Karen Ewer Gray, Assessor's Map B, Lots 5 & 4-M, zoned R-40, located at 574 Sixth Street. *(P21-86)
- B. Consideration and acceptance of a Minor Lot Line Adjustment for Tyler & Jessica Foster, (Owners: Arch Street Dover, LLC. & Tyler & Jessica Foster), Assessor's Map 11, Lots 13 & 14, zoned R-12, and located at Arch Street & 20 Arch Street. (2 lots) *(P21-83)
- C. Consideration and acceptance of a Minor Lot Line Adjustment for the Gregory A Patch and Lisa M. Patch Family Revocable Trust of 2020, Assessor's Map 39, Lots 64, 64-1 & 64-2, zoned Gateway, located at 31 New Rochester Road & Lake Street. *(P21-82)
- D. Consideration and acceptance of an amendment to conditions of approval for a Conditionally Approved Site plan for One First Street, LLC, Assessor's Map 6, Lot 20, zoned CBD-General, located at 1 First Street. (Proposal is to move two conditions of approval to be before Building Permit rather than signed plans. *(P21-30A)
- E. Consideration and acceptance of a Conditional Use Permit for Daka Properties, LLC., (Owner: Little Bay Development, LLC.), Assessor's Map 8, Lot 9, zoned LBW, located at 423 Dover Point Road. (Proposal is to conduct maintenance dredging at a 44-slip marina, replace float guide piles and replace the existing bulkhead as well as construct a concrete pad, repair riprap and restore stone fill behind the bulkhead, creating 659 s.f. of Conservation District impacts and 561 s.f. of wetland buffer impacts. *(P21-79)
- F. Consideration and acceptance of a Site Review for Q, LLC., (Owner: Quality Way, LLC), Assessor's Map D, Lot 11-4, zoned IT, located at Quality Way & Venture Drive. (Proposal is to construct a 7,400 s.f. addition to the existing building to expand their manufacturing and product testing capabilities. The expansion would also include previously approved future additional parking. *(P21-77)
- G. Consideration and acceptance of a Minor Lot Line Adjustment for Downtown Dover Storage, LLC. & Clayton Randall Living Revocable Trust, Assessor's Map 4, Lots 3 & 5, zoned CBD-General, located at 12 & 14 Broadway. *(P21-52)
- H. Consideration and acceptance of a Conditional Use Permit for Downtown Dover Storage, LLC., Assessor's Map 4, Lot 5, zoned CBD-General, located at 14 Broadway. (Proposal is to construct a 14,888 sq. ft. 4-story residential building with 24 units with parking and 3,450 s.f. of ground floor retail where the retail space does not meet the required 20% minimum gross floor area). *(P21-51)
- I. Consideration and acceptance of a Site Review for Downtown Dover Storage, LLC., Assessor's Map 4, Lot 5, zoned CBD-General, located at 14 Broadway. (Proposal is to construct a 14,888 sq. ft. 4-story residential building with 24 units with parking and 3,450 s.f. of ground floor retail). *(P21-29)

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.