



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, January 11, 2022**
Meeting Time: **7:00 pm**

1. **CITIZENS' FORUM**
2. **ELECTION OF OFFICERS**
3. **APPROVAL OF THE PRIOR MINUTES**
 - December 14, 2021 Regular Meeting Minutes
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. Consideration and acceptance of a Conditional Use Permit for McIntosh Dover, LLC., c/o Baker Properties, Assessor's Map 13, Lots 23 & 24, zoned Gateway, located at 23 Cataract Avenue & 61 Rutland Street. (Proposal is to disturb 56,000 s.f. within the 50' wetland buffer to build four 4-story multi-family apartment buildings and a 1-story clubhouse on site with associated parking, grading, and drainage) *(P21-46)
 - B. Consideration and acceptance of a Conditional Use Permit for McIntosh Dover, LLC., c/o Baker Properties, Assessor's Map 13, Lots 23 & 24, zoned Gateway, located at 23 Cataract Avenue & 61 Rutland Street. (Proposal is to allow an approximate 34.8% frontage build-out instead of 60% as required & an approximate 79.6' front primary build-to-line whereas 0-20' is required) *(P21-47)
 - C. Consideration and acceptance of a Site Review for McIntosh Dover, LLC., c/o Baker Properties, Assessor's Map 13, Lots 23 & 24, zoned Gateway, located at 23 Cataract Avenue & 61 Rutland Street. (Proposal is to construct four (4) 4-story multi-family apartment buildings consisting of a total of 158 units, and a 1-story clubhouse as well as an additional 278 parking spaces). *(P21-45)
 - D. Consideration and acceptance of a Minor Lot Line Adjustment for Knox Marsh Development LLC and Dove Development Group LLC., (Owners: Knox Marsh Development LLC and Gary and Kim Bates), Assessor's Map H, Lots 46-2, 46-3 & 50, zoned R-40, located at 51 & 65 Bellamy Road. (3 Lots) *(P21-67)
 - E. Consideration and acceptance of a Subdivision for Knox Marsh Development LLC and Dove Development Group LLC., (Owners: Knox Marsh Development LLC and Gary and Kim Bates), Assessor's Map H, Lots 46 & 50, zoned R-40, located at 51 & 56 Bellamy Road. (15 new lots total) *(P21-87)
 - F. Consideration and acceptance of a Site Review for Knox Marsh Development LLC and Dove Development Group LLC., (Owners: Knox Marsh Development LLC and Gary and Kim Bates), Assessor's Map H, Lots 46 & 50, zoned R-40, located at 51 & 65 Bellamy Road. (Proposal is to construct a private road which will provide access to the existing home as well as construct 12 new single-family homes and four 4-unit buildings as well as the existing duplex using TDR) *(P21-66)
 - G. Discussion of Land Use Amendments/Goal setting
6. **STAFF COMMENT**
7. **MEMBER COMMENTS**
8. **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.