



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, May 24, 2022**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- May 10, 2022 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- Consideration and acceptance of a Minor Subdivision for Canney Brook Engineering and Consulting, CBF2 LLC., (Owners: Canney Brook Engineering and Consulting, CBF2 LLC. and Helen F. Preston Revocable Trust of 2009), Assessor's Map K, Lot 6, zoned R-40, located at 105 Middle Road and Back Road. (2 new lots) *(P22-09)
- Consideration and acceptance of a Transfer of Development Rights for Garrett Paolini, Assessor's Map 39, Lot 53, zoned Gateway and R-12, and located on Sherman Street. (Proposal is to increase the unit count by 1 and reduce the TDR buffer from 30' to a 20' side building setback with a 10' side buffer and a 30' rear building setback and a 10' rear buffer.) *(P22-34)
- Consideration and acceptance of a Subdivision for Garrett Paolini, Assessor's Map 39, Lot 53, zoned Gateway and R-12, and located on Sherman Street. (2 new lots) *(P22-35)
- Consideration and acceptance of a Transfer of Development Rights for Steve Huff, c/o Bruton & Berube, PLLC., (Owners: Steve & Mandy Huff), Assessor's Map 8, Lot 32-2, zoned R-20, and located at 3 Wentworth Terrace, Unit 2, (Proposal is to convert the 1,800 s.f. existing barn into a residential home.) *(P22-37)
- Consideration and acceptance of a Site Review for Diamond Capital, LLC., Assessor's Map 14, Lots 17 & 17A, zoned Gateway, located at 71 & 73 Rutland Street. (Proposal is to retain the two current structures as well as new construction of 8 townhouses in a single building.) *(P21-64)
- Consideration and acceptance of a Conditional Use Permit for Westfield, LLC., Assessor's Map G, Lot 2, zoned CM, located on Littleworth Road. (Proposal is to subdivide a 58.91 acre parcel into 3 lots with associated site work for public roadways, grading, stormwater mitigation and utilities, creating 1,231 s.f. of wetlands impact and 30,073 s.f. of buffer impacts within the Wetland Protection District.) *(P22-24)
- Consideration and acceptance of a Major Subdivision for Westfield LLC., Assessor's Map G, Lot 2, zoned CM, located at 64 Littleworth Road. (3 new lots) *(P22-23)

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.