



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, June 14, 2022**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- May 24, 2022 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW 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 vehicle refueling and recharging stations and auto service stations, self-storage facilities criteria, rezoning of lots on Fisher St and Rutland St to HR, amending Gateway District Table of Use, replacing sub-grade with "fully below-grade", adding solar/green roof requirements to the C, CM, and IT Districts, and fixing an errant reference in the sign ordinance).*
- B. Discussion and possible vote 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) *This item will be continued to June 28th.*
- C. Consideration and acceptance of a Conditional Use Permit for Unitil Granite State Transmission, Assessor's Map M, Lot 47-C, zoned R-12, located at Gerrish Road. (Proposal is to construct a pipeline inspection equipment station which will impact 3,500 s.f. of wetlands.) *(P22-36) *This item will be continued to June 28th.*
- D. Consideration and acceptance of a Subdivision for the City of Dover, Assessor's Map 22, Lot 1-4, zoned CWD, located on Washington Street & River Street. (3 new lots and ROW) RSA 674:54 Governmental Land Use applies. *(P21-81)
- E. Consideration and acceptance of a Conditional Use Permit for the City of Dover, Assessor's Map 22, Lot 1-1, zoned CWD, located on Washington Street at River Street. (Proposal is to redevelop a City-owned parcel adjacent to Cochecho River, with regrading to raise the site elevation, shoreland stabilization and construction of a public riverfront park and docks and install a road and infrastructure network, with a permanent wetland impact of 20,196 s.f. and a temporary wetlands impact of 2,658 s.f.). RSA 674:54 Governmental Land Use applies. *(P20-01)
- F. Consideration and acceptance of a Site Review for the City of Dover, Assessor's Map 22, Lot 1-4 and 1-1, zoned CWD, located on Washington Street & River Street. (Proposal is to build a recreational park, public road improvements, and utilities associated with the waterfront development.) RSA 674:54 Governmental Land Use applies. *(P21-80)
- G. Consideration and acceptance of a Conditional Use Permit for CPI Management, LLC., Assessor's Map 22, Lots 1-2 & 1-4, zoned CWD, located at River Street. (Proposal is to allow increased building heights of 57.17' for building A, 65' for building C, 64.25' for building D, and 56.58' for building F whereas the maximum allowed height for buildings of 55 feet.) *(P21-71)
- H. Consideration and acceptance of a Conditional Use Permit for CPI Management, LLC., Assessor's Map 22, Lot 1-4, zoned CWD, located at River Street. (Proposal is to allow for increased building density of 54 units per acre whereas 43 dwelling units per acre is allowed in the Cochecho Waterfront District (CWD)) *(P21-70)
- I. Consideration and acceptance of a Site Review for CPI Management, LLC., Assessor's Map 22, Lots 1-2 & 1-4, zoned CWD, located at River Street. (Proposal is for construction of three mixed use buildings, two multi-family buildings and three clusters of townhouses. The buildings are identified as A through F and include 418 residential units & approximately 26,000 s.f. commercial space.) *(P21-69)



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, June 14, 2022**
Meeting Time: **7:00 pm**

- J. ~~Discussion and possible vote of 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 density through TDR 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) This item has been withdrawn
- K. Discussion and possible vote of a Subdivision for Garrett Paolini, Assessor's Map 39, Lot 53, zoned Gateway and R-12, and located on Sherman Street. (1 new lot) *(P22-35)
- L. Consideration and acceptance of a Conditional Use Permit for Bluebird Self-Storage, (Owner: Westfield, LLC), Assessor's Map G, Lot 2-2, zoned CM, located at 64 Littleworth Road. (Proposal is to construct a self-storage building with associated parking spaces, stormwater treatment and access driveway, creating 2,988 s.f. of permanent wetlands impact and 225 s.f. of temporary wetlands impact.) *(P22-19)
- M. Consideration and acceptance of a Site Review for Bluebird Self-Storage, (Owner: Westfield, LLC.), Assessor's Map G, Lot 2-2, zoned CM, located at 64 Littleworth Road. (Proposal is to construct a self-storage facility in two phases. Phase 1 is three stories with a building footprint of 46,100 s.f. and gross floor area of 138,300 s.f., then Phase 2 building will also be three stories with building footprint of 31,000 s.f. and a gross floor area of 93,000 s.f.). *(P22-18)
- 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](https://twitter.com/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.