



**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 28, 2022**  
Meeting Time: **7:00 pm**

### 1. CITIZENS' FORUM

### 2. APPROVAL OF THE PRIOR MINUTES

- June 14, 2022 Regular Meeting Minutes

### 3. OLD 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).\*

### 4. NEW BUSINESS

- A. Consideration and possible adoption of the 2022 Community Infrastructure Chapter of the Master Plan\*
- 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 July 26<sup>th</sup>.*
- C. Consideration and acceptance of a Conditional Use Permit for Unifil 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 July 26<sup>th</sup>.*
- D. Consideration and acceptance of a Transfer of Development Rights for John P. Warren, Assessor's Map 32, Lot 21, zoned R-12 and located at 16 Prospect Street. (Proposal is to relocate current apartment in rear of house to above a newly constructed garage.) \*(P22-40)
- E. Consideration and acceptance of a Minor Lot Line Adjustment for Northam Survey LLC., (Owners: Carrie & Scott Vaughn and Gabriel P. & Brittany R. Edgar & Paul T. & Susan D. Edgar), Assessor's Map D, Lots 18A & 18P, zoned R-12, located at 101 & 103 Glenwood Avenue. (Between 2 lots) \*(P22-42)
- F. Consideration and acceptance of a Transfer of Developments Rights Request for Scott & Heidi Drapeau & Anthony Sillitta, (Owners: Scott & Heidi Drapeau and Anthony Sillitta), Assessor's Map 35, Lot 1, zoned R-12, located at 77 Sixth Street. (Requesting to purchase 1 new lot) \*(P22-43) *Request to be heard at the July 26<sup>th</sup> meeting.*
- G. Consideration and acceptance of Conditional Use Permit for Jeffrey Loring, Assessor's Map 15, Lot 106, zoned Gateway, located at 132-134 Central Avenue. (Proposal is to remove existing garage and construct a 1-unit residential building behind the existing duplex whereas the front buildout is 54% whereas 60% is required, a side setback of 5' where 10 is required and front build to line of approximately 100' where 20' is required). \*(P22-45)
- H. Consideration and acceptance of a Minor Subdivision for Fortuna North III, LLC. Assessor's Map D, Lot 17-F, zoned Commercial, and located at 343 Sixth Street. (1 new lot) \*(P22-41)
- I. Consideration and acceptance of a Site Review for Dover Housing Authority Assessor's Map 33, Lot 1-A, zoned RM-U, located at 48 Whittier Street. (Proposal is to construct a six-unit multi-family residential building utilizing TDR to purchase 4 units.) \*(P21-37)
- J. 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 to allow 10,699 square feet of wetland buffer.) \*(P21-05)



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- K. 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 33.8% impervious cover in a Secondary Groundwater Protection Zone, where 20% is allowed.) \*(P22-46)
- L. 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 two(2) three-story mixed use buildings with 26 residential units on the second and third stories and non-residential uses on the first story of each building, 12 single family residences, and a private roadway to provide access) \*(P21-04)

### 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](mailto:Dover-Planning@dover.nh.gov). You may also view materials at [www.dover.nh.gov](http://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](mailto: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.