



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306
Meeting Date: **Tuesday, August 23, 2022**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- July 26, 2022 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. 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 September 13, 2022*
- B. Consideration and acceptance of a Conditional Use Permit for Public Service Company of New Hampshire, d/b/a/Eversource Energy, (Owners: State of NH, Nancy & William Hunt, Eric & Robyn Thompson) Assessor's Map K, Lots 1-A & 2, as well as, Assessors Map M Lots 105, 105-1, & 100-A zoned R-12 and R-40, covering various lots within the utility right of way. (Proposal is to replace five deficient utility structures/poles along the R169 Electric Transmission Line creating 8,778 s.f. of temporary wetland impact an 32,838 s.f. of combined temporary buffer impact to the Conservation and Wetland Protection Districts.) *(P22-54) *This item will be continued to September 13, 2022*
- C. Consideration and acceptance of a Minor Subdivision for First-Rate Real Estate Group, LLC., Assessor's Map H, Lot 32, zoned CM - Commercial Manufacturing, and located at 45 Knox Marsh Road. (1 new lot) *(P22-59) *This item will be continued to September 13, 2022*
- D. Consideration and acceptance of a Conditional Use Permit for Unitil Granite State Gas 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 September 13, 2022*
- E. Consideration and acceptance of a Conditional Use Permit Amendment for Heron Bay Partners, LLC., Assessor's Map H, Lot 4, zoned IT and RCM Overlay, located at Cielo Drive. (Proposal is to modify the CUP which was granted for the original development approval.) *(P06-25G) *This item will be continued to September 13, 2022*
- F. Consideration and acceptance of a Site Review using Transfer of Development Rights for Heron Bay Partners, LLC., Assessor's Map H, Lot 4, zoned IT and RCM Overlay, located at Cielo Drive. (Proposal is to construct a total of 56 units with 52 of the units by TDR in seven (7) townhouse style multi-family buildings in place of the two previously approved congregate care buildings.) *(P06-25F) *This item will be continued to September 13, 2022*

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.