



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306, 61 Locust Street, Dover NH 03820
Meeting Date: **Tuesday, September 13, 2022**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- August 23, 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)
- B. Consideration and acceptance of a Conditional Use Permit for Unifil 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)
- C. 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 and 32,838 s.f. of combined temporary buffer impact to the Conservation and Wetland Protection Districts.) *(P22-54/COND-2022-0004)
- D. Consideration and acceptance of a Minor Subdivision for First-Rate Real Estate Group, LLC., Assessor's Map H, Lot 32, zoned CM, and located at 45 Knox Marsh Road. (1 new lot) *(P22-59/SUBM-2022-0003)
- E. Consideration and acceptance of a Minor Subdivision for Heron Bay Partners, LLC Assessor's Map H, Lot 4, zoned IT and RCM Overlay, located at Cielo Drive. (1 new lot) *(P06-25H)
- F. 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)
- G. 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)
- H. Consideration and acceptance of a Conditional Use Permit for Knox Marsh Development, LLC, Assessor's Map 39, Lots 104 & 105, zoned G & R-12, located at 36 & 38 New Rochester Road. (Frontage build-out of 38.7%, where 60% is required & lot coverage of 15.2%, where 50% is required.) *(P22-28)
- I. Consideration and acceptance of a Site Review for Knox Marsh Development LLC., Assessor's Map 39, Lots 104 & 105, zoned G & R-12, located at 36 & 38 New Rochester Road. (Proposal is for construction of six single family homes behind the existing single-family homes for a total of 8 units). *(P22-27)
- J. Consideration and acceptance of a Conditional Use Permit for Storage Barn, LLC, (Owners: TSB Properties, LLC) Assessor's Map D, Lot 12-2, zoned IT, located at Production Drive. (Proposal is to allow Self-Storage Use in the IT District.) *(P22-66/COND-2022-0018)
- K. Consideration and acceptance of a Conditional Use Permit for Storage Barn, LLC, (Owners: TSB Properties, LLC) Assessor's Map D, Lot 12-2, zoned IT, located at Production Drive. (Proposal is to allow 10,310 sf of wetland buffer impact.) *(P22-51/COND-2022-0003)



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- L. Consideration and acceptance of a Site Review for Storage Barn, LLC, (Owners: TSB Properties, LLC) Assessor's Map D, Lot 12-2, zoned IT, located at Production Drive. (Proposal is to construct five (5) storage buildings totaling 12,000 sf) *(P22-50/SITE-2022-0004)
- M. Consideration and acceptance of a Site Review for Dover Coast, LLC., (Owners: Dover Coast, LLC and Pookath Holding Company), Assessor's Map 28, Lots 13, 14, 15, & 15A, zoned G & O, located at 725 Central Ave, 4 Brick Rd, Brick Rd & 10 Brick Rd. (Proposal is to construct a new three (3) story 15 unit multi-family residential building at 725 Central Ave plus two (2) shared surface parking lots on abutting lot with a single family being converted to a duplex. The Planning Board previously approved up to 12 units to be purchased via TDR). *(P21-53)

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.