



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, August 23, 2022**
Meeting Time: **7:00 pm**

Members Present: Hayley Harmon (Vice Chair, Acting Chair), Ken Mavrogeorge, Frank Torr, Kyle Pimental, Mark Speidel (Acting Vice Chair), Fergus Cullen (Councilor), Erinn Kaspari, Tom Clark George DeBoer (Alternate) and Jon Elliard (Alternate)

Members Not Present (excused): Gina Cruikshank (Chair)

Members Not Present (un-excused):

Staff Present: Donna Benton, Director of Planning and Development; Mike Asciola, City Planner

H. Harmon called the meeting to order at 7:00 p.m.

1. CITIZENS' FORUM

Citizens Forum Open

No one spoke

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

July 26, 2022 Regular Meeting Minutes

Motion: F. Torr moved to approve the minutes. Seconded by F. Cullen. Vote: U/A

3. OLD BUSINESS

4. NEW BUSINESS

A. 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)

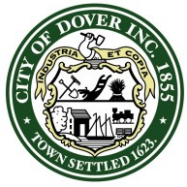
D. Benton explained the applicant requested to be continued to the September 13, 2022 meeting. She updated the Board on the status of the completed peer review of the survey and explained the City has been in discussion with the applicants and expect it to be heard at the September 13th meeting

Motion: T. Clark moved to continue this item to September 13, 2022. Seconded by: F. Cullen. Vote: U/A

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 and 32,838 s.f. of combined temporary buffer impact to the Conservation and Wetland Protection Districts.) (P22-54)

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)

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)



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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)

D. Benton explained items 4 B, C, E & F will need be heard at the September 13, 2022 meeting due to an error in the abutter notification mailing.

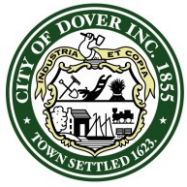
D. Consideration and acceptance of a Conditional Use Permit for Unitil Granite State Gas Transmission, Assessor's Map M, Lot 47-C, zoned R-12, located at Gerrish Road. (Proposal is to construct a pipeline inspection equipment station which will impact 3,500 s.f. of wetlands.) (P22-36)

D. Benton stated the applicant has requested a continuance to the September 13, 2022 meeting.

Motion: M. Speidel moved to continue this item to September 13, 2022. Seconded by: F. Cullen. Vote: U/A

5. STAFF COMMENTS

- HB1661 is in effect and staff provided a handout from NHMA on guidance. Staff has already made some additional changes but training opportunities and tests are available and staff is happy to assist the Boards and Commissions.
- Congrats to Dr. Jackson Kaspari who is now Resilience Manager which is a City Planner level and about to celebrate one year with the City working full time.
- Staff recently closed the Planning Office Assistant Position and will be scheduling interviews in the coming weeks.
- We will be scheduling a meeting
- CIP is in full swing and there will be a joint session with City Council on 9/21 so please save the date.
- Back to meeting twice in September.
- TRCs since last meeting:
 - Site Review for Knox Marsh Development LLC., Assessor's Map 39, Lots 104 & 105, zoned Gateway & 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). A CUP will also appear before the Planning Board.) (P22-27)
 - Site Review for Tolwood Realty Group LLC, Assessor's Map 9, Lot 44, zoned CBD- Mixed Use, located at 53 Silver Street. (Proposal is for the construction of a residential building containing three (3) townhouse style units partially developed within a portion of the existing parking lot to the rear of the commercial office building.) (P22-01) *[This item was previously heard on January 20, 2022]* **Conditionally Approved by TRC**
 - Site Review for Storage Barn, LLC, (Owner: 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). CUPs for use and wetland impact will also appear before the Planning Board. (P22-50)
 - Site Review for Pope Memorial Humane Society, (Owner: Strafford County), Assessor's Map B, Lot 20, zoned R-40, located at 221 County Farm Road. (Proposal is to construct a 50" x 35" steel frame dog pavilion with 6" high fence surrounding it.) (P22-53) **Conditionally Approved by TRC**
 - Site Review for JSR, LLC., Assessor's Map D, Lots 11-5 & 11-5SND, zoned IT & Wetlands Protection Districts located at Quality Way and Venture Drive. (Proposal is for construction of a



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10,080 s.f. Contractor Storage Bay/Office facility consisting of four (4) separate bays with office space.) A CUP and LLA will also appear before the Planning Board. (P22-55)

- Site Review for Weave Filtration, LLC., (Owner: DBIDA) Assessor's Map D, Lot 11-7, zoned IT, located at Quality Way. (Proposal is to construct a 23,125 sf building for manufacturing with office space). A CUP for wetland impact will also appear before the Planning Board. (P22-47) [This item was previously heard on July 7, 2022]
- Site Review for Dover Coast, LLC., (Owners: Dover Coast, LLC and Sandra Pontbriand), Assessor's Map 28, Lots 13, 14, 15, & 15A, zoned G-Gateway & O-Office, 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, and an additional 2 units to the single family residence at 10 Brick Rd. [15 total residential units] with two (2) shared surface parking lots). (P21-53) [This item was previously heard on September 2, 2021, October 7, 2021 and June 30, 2022]
- Upcoming TRCs:
 - Site Review for Wooden Ruler Realty, LLC (Owner: Wong, John & Wong, Mo Y Trustees of the Mo Y Wong Living Revocable Trust of 2006), Assessor's Map 6, Lots 32 & 40, zoned CBD-G, located at 42-44 Third. (Proposal is to construct a 103,000 s.f. mixed-use building with commercial on the First Floor and a below grade parking and 58 residential units). A CUP for street trees and benches on Third Street) will also appear before the Planning Board. (P22-60).
 - Site Review for TSB Properties, LLC, Assessor's Map D, Lots 12-1, zoned IT, located at Production Drive. (Proposal is to construct five (5) warehouse buildings, totaling 24,420 sf). A Wetlands Protection District CUP for wetland impact will also appear before the Planning Board. (P22-62)
 - Site Review for White Birch Armory, (Owner: Recon Realty, LLC) Assessor's Map G, Lot 3-A-100, zoned CM, located at 80 Industrial Park Drive. (Proposal is to construct a 20,287sf addition to increase office and warehouse space on site, including additional parking, landscaping, lighting and stormwater management improvements). A Wetlands Protection District CUP for wetland impact will also appear before the Planning Board. (P22-63)

6. MEMBER COMMENTS

- The Chair appointed the Following Members to the Vision Chapter Steering Committee:
 - Councilor Deborah Thibodeaux
 - Deputy Mayor Dennis Shanahan
 - Hayley Harmon
 - Ben Bradley
 - Doug Glennon
 - We are still looking for additional members from the school board or a student and the Racial Equity and Inclusion Committee so those will be appointed at a later date.

Signed plans included:

P22-41 - Fortuna North III, LLC. – Minor Subdivision - 343 Sixth Street

P22-44 - Bonterra Farms LLC – Minor Site Plan TRC approved - 31 Saddle Trail Drive

P22-42 - Northam Survey LLC – LLA - 101 & 103 Glenwood Ave

P22-25 – Dover Recreation – Site Plan - 150 Portland Ave

P21-64 - Diamond Capital, LLC. – Site Plan - 71 & 73 Rutland Street

7. ADJOURNMENT

Motion: T. Clark moved to adjourn at 7:11 pm. Seconded by F. Torr. Vote: U/A