



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Avenue, Dover NH 03820
Meeting Date:	Tuesday, November 8, 2022
Meeting Time:	7:00 pm

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- October 25, 2022 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Subdivision for Jahn H. & Susan G. Janetos, Assessor's Map N, Lot 13-F, zoned R-40, located at Gulf Road & Oak Street. (2 new lots). *(P22-68/SUBM-2022-0004)
- B. Consideration and acceptance of Transfer of Development Rights Request for Little Bay Development, LLC, Assessor's Map 8, Lot 9, zoned LBW, located at 50 Little Bay Drive. (Requesting to purchase (1) one additional TDR unit). *(P19-04C/TRAN-2022-0003)
- C. Consideration and acceptance of a Lot Line Adjustment for JSR, LLC (Owner: JSR, LLC), Assessor's Map D, Lots 11-5 & 11-5-SND, zoned IT, located at Quality Way and Venture Drive. *(P22-57/LOTA-2022-0002)
- D. Consideration and acceptance of a Conditional Use Permit for JSR, LLC (Owner: JSR, LLC), Assessor's Map D, Lots 11-5 & 11-5-SND, zoned IT, located at Quality Way and Venture Drive. (Proposal is to impact 7,935 sq. ft. within the wetland buffer to gain access to the site and develop a stormwater treatment cell). *(P22-56/COND-2022-0005)
- E. Consideration and acceptance of a Site Review for JSR, LLC (Owner: JSR, LLC), Assessor's Map D, Lots 11-5 & 11-5-SND, zoned IT, located at Quality Way and Venture Drive. (Proposal is to construct a 10,080 sq. ft., Commercial Building for Contractor Bays/Office Space). *(P22-55/SITE-2022-0011)
- F. Consideration and acceptance of a Conditional Use Permit 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 district, located at 42-44 Third Street. (Proposal is to re-develop the sidewalk but not provide street trees or bench requirements). *(P22-61/COND-2022-0019)
- G. Consideration and acceptance of a 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 Street. (Proposal is to construct a 103,000 sf mixed-use building with commercial uses on the first floor, a below grade parking area, and 58 residential units). *(P22-60/SITE-2022-0012)
- H. 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)

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.