



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, December 13, 2022**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- November 8, 2022 Regular Meeting Minutes
- November 15, 2022 Special Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. 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)
- B. 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)
- C. 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)
- ~~D. 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)~~
THIS ITEM HAS BEEN WITHDRAWN
- E. Consideration and acceptance of a Minor Subdivision for Summit Land Development, (Owner: 7 West, LLC), Assessor's Map H, Lot 11, zoned Gateway, located at Durham Road. (Proposal is to subdivide the current lot into two lots.) *(P22-75)
- F. Consideration and acceptance of a Conditional Use Permit for Summit Land Development, (Owner: 7 West, LLC), Assessor's Map H, Lot 11, zoned Gateway, located at Durham Road. (Proposal is to construct a three story 42,480 s.f medical office building creating 950 s.f. of wetland buffer impact associated with two drainage pipe outfalls.) *(P22-38)
- G. Consideration and acceptance of a Conditional Use Permit for Summit Land Development, (Owner: 7 West, LLC), Assessor's Map H, Lot 11, zone Gateway, located at Durham Road. (Proposal is to construct a medical office building 146± ft. from the front property line where a build-to-line of 5' to 20' is required, and a frontage build-out of 38% where 60% is required) *(P22-76)
- H. Consideration and acceptance of a Site Review for Summit Land Development, (Owner 7 West, LLC), Assessor's Map H, Lot 11 zoned Gateway, located at Durham Road, 250' north of Daley Drive. (Proposal is to construct a 14,160 s.f. 3 story medical office building with associated parking and access.) *(P22-39)

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@doover.nh.gov. You may also view materials at www.doover.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@doover.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.