



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, May 23, 2023**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- May 9, 2023 Regular Meeting Minutes

3. OLD BUSINESS

- A. Public hearing to consider and possible recommendation of amendments to Chapter 170, entitled "Zoning" of the code of the City of Dover. Amendments include re-titling, formatting, construction signs, ground mounted solar, rooftop solar, window sign definitions, CWD green roof requirements, clarifying Gateway lot coverage and screening requirements, dark sky compliance for general site lighting, moving and amending non-environmental conditional use permit criteria, wetland protection district purpose and intent, wetland CUP criteria, TDR waiver criteria, TDR criteria, window and development signs, amendment notice requirements, removing Educational Institution from CM table of uses, reducing RCM threshold area to 20 acres, solar arrays, and CUP requirements for solar arrays.*

4. NEW BUSINESS

- A. Public Hearing and discussion regarding noise from chickens in residential districts.*
- B. Consideration and acceptance of a Lot Line Adjustment for Norway Plains Associates, Inc (Owners: The Peter H. Russell Revocable Living Trust & Gangagi, LLC), Assessor's Map 39, Lots 93 & 76, zoned Commercial (C), located at New Rochester Road & Hotel Drive. *(LOTA-2023-0005)
- C. Consideration and acceptance of a Minor Subdivision for Norway Plains Associates, Inc (Owners: The Peter H. Russell Revocable Living Trust), Assessor's Map 39, Lot 93, zoned Commercial (C), located at New Rochester Road. (Proposal is to subdivide the land under the roadway known as Hotel Drive). *(SUBM-2023-0001)
- D. Consideration and acceptance of a Conditional Use Permit for Chinburg Development, LLC, Assessor's Map N, Lot 13-1, zoned R-40 Rural Residential (R-40), located at Gulf Road. (Proposal is to construct a road and driveways, as well as the installation of drainage structures and systems with associated grading as part of a 12-lot open space subdivision, creating 11,956 square feet of impact to the Conservation District resulting from steep slopes in excess of 20%). *(COND-2023-0034)
- E. Consideration and acceptance of a Conditional Use Permit for Chinburg Development, LLC, Assessor's Map N, Lot 13-1, zoned R-40 Rural Residential (R-40), located at Gulf Road. (Proposal is to construct a road and driveways, as well as the installation of drainage structures and systems with associated grading as part of a 12-lot open space subdivision, creating 32,089 square feet of impact to wetland buffers). *(COND-2023-0039)
- F. Consideration and acceptance of an Open Space Subdivision for Chinburg Development, LLC, Assessor's Map N, Lot 13-1, zoned R-40 Rural Residential (R-40), located at Gulf Road. (Proposal is subdivide the lot into 11 new lots). *(SUBD-2023-0001)

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.