



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, June 27, 2023**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- June 13, 2023 Regular Meeting Minutes

3. OLD BUSINESS

- A. Discussion and possible vote of a Conditional Use Permit for Chinburg Development, LLC, Assessor's Map N, Lot 13-1, zoned R-40, located at Gulf Rd and Oak St. (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 (steep slopes in excess of 20%)). *(COND-2023-0034)
- B. Discussion and possible vote of Conditional Use Permit for Chinburg Development, LLC, Assessor's Map N, Lot 13-1, zoned R-40, located at Gulf Rd and Oak St. (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)
- C. Discussion and possible vote of an Open Space Subdivision for Chinburg Development, LLC, Assessor's Map N, Lot 13-1, zoned R-40, located at Gulf Rd. and Oak St. (Proposal is to subdivide one lot into 11 new lots). *(SUBD-2023-0001)

4. NEW BUSINESS

- A. Consideration and acceptance of a Lot Line Adjustment for Northam Survey, LLC (Owners: Paul & Alice Gasses Co-Trustees of Gasses Farm Revocable Trust of 2009 & Portsmouth Christian Academy), Assessor's Map J, Lots 1 & 1-C, zoned R-40, located at 120 Garrison Road & 20 Seaborne Drive. *(LOTA-2023-0003)
- B. Discussion and Public Hearing on expanding the Community Trail from Bellamy Road through city-owned property across the river to Bellamy Park (avoiding the disc golf course), behind Martha's Way and Lilac Lane to Knox Marsh Road. All persons wishing to speak on the expansion which is currently in the engineering study phase are urged to attend. *
- C. Consideration and acceptance of Conditional Use Permit for VC Dover Investment LLC, Assessor's Map H, Lot 4-3-2, zoned C**, located at 30 Grapevine Drive. (Requesting a new CUP with this phase of the development which is to construct a 4-story mixed-use building in the RCM Overlay District.) *(COND-2022-0031)
- D. Consideration and acceptance of a Site Review for VC Dover Investment, LLC, Assessor's Map H, Lot 4-3-2, zoned C** and RCM Overlay, located at 30 Grapevine Drive. (Proposal is to build a new 15,040 sf (footprint), 4 story mixed use building with 49 units through Transfer of Development Rights, 3,850± s.f. of gym and 2,367± s.f. of eating and drinking establishment.) *(P22-72/SITE-2022-0017)
- E. Consideration and acceptance of a Site Review for Fuss & O'Neil (Owners: 655 South Willow Dover, LLC & GF Fund 1500 Elmwood Dover LLC & Property Management Solutions), Assessor's Map H, Lot 41-P, zoned RM-SU, located at 11 Karolina Drive. (Proposal is a 4,600 sf amenity building with associated site improvements)*(SITE-2023-0001)
- F. Consideration and acceptance of a Conditional Use Permit for Altus Engineering, LLC (Owners: Peter Paul T Trustee of the Peter T Paul Living Trust), Assessor's Map N, Lot 8-1-4, zoned R-40, located at 56 Saddle Trail Drive. (Proposal is to construct a sport court in the existing maintained yard, in a parcel fully located in the wetland buffer). *(COND-2023-0041)
- G. Consideration and acceptance of a Minor Subdivision for Tighe and Bond (Owners: Reynolds Avenue North, LLC), Assessor's Map E, Lot 27-B, zoned IT, located at 100 Education Way. (Proposal is to subdivide the existing 56.65-acre lot into two lots). *(SUBM-2023-0003)
- H. Consideration and possible vote of a Conditional Use Permit for Gary Gletow and Christine Trayner, Assessor's Map 8, Lot 41-A, zoned R-20, located at 17 Wentworth Terrace. (Proposal is to replace an existing deck in kind and build and addition of a second story with a temporary impact of 860 sf to the Conservation District). *(COND-2023-0042)

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



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, June 27, 2023**
Meeting Time: **7:00 pm**

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.