



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, July 25, 2023**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- June 27, 2023 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and possible adoption of the 2023 Vision Chapter of the Master Plan*
- B. Consideration and acceptance of a Transfer of Development Rights for Ernest J. Carrier Revocable Trust of 1998 & Irene R. Carrier Revocable Trust of 1998, Assessor's Map 38, Lot 32-F, zoned R-12, located at 5 Glenwood Avenue. (Proposal is to increase the number of units on this parcel from one to two through Transfer of Development Rights.) *(TRAN-2023-0003)
- C. Consideration and acceptance of a Lot Line Adjustment for Winchester Arms, LLC, CPJ Trust, & The City of Dover, Assessor's Map 40, Lots 17, 18-F, 18-E, 18-D, 18-C, 18-B, and 18, Somersworth Tax Map 41, Lot 9, and Tax Map 64, Lot 1, zoned Commercial, located at 24 Hooper Drive, 45, 47, 49, 51, 53, & 55 New Rochester Road, and New Rochester Road, Rt. 108 Somersworth. *(LOTA-2023-0009)
- D. Consideration and acceptance of an Extension Request for a conditionally approved Site Plan and Lot Line Adjustment for JSR, LLC, Assessor's Map D, Lots 11-5 & 11-5SND, zoned IT, located at Quality Way & Venture Drive. (Proposal is for the Planning Board to extend the period of time for conditions to be met prior to plan signing). *(WAIV-2023-0007)
- E. Consideration and acceptance of a Conditional Use Permit for Fuss & O'Neill (Owners: MHC 155 (Dover, NH) LLC) Assessor's Map 31, Lot 99, zoned CBD-M, located at 56 Sixth Street. (Proposal is to replace a demolished self-storage facility by constructing a two-story 37,930 sf climate-control building in the CBD-MU, approximately where the previous four-story self-storage facility stood previously) *(COND-2023-0040)
- F. Consideration and acceptance of a Site Review for Fuss & O'Neill (Owners: MHC 155 (Dover, NH) LLC) Assessor's Map 31, Lot 99, zoned CBD-M, located at 56 Sixth Street. (Proposal is to construct two story 37,930 sf climate control building) *(SITE-2023-0004)

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.