



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, January 23, 2024**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

January 9, 2024 Regular Meeting Minutes and January 9, 2024 Workshop Minutes

3. OLD BUSINESS

A. Discussion of Impact Fees.*

4. NEW BUSINESS

- A. Consideration and acceptance of an Extension Request for a conditionally approved Site Plan 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 for the Planning Board to extend the period of time for conditions to be met prior to plan signing). *(WAIV-2023-0013)
- B. Consideration and acceptance of a Transfer of Development Rights for Altus Engineering (Owners: Paul Seaver), Assessor's Map H, Lot 6-4, zoned R-20, located at 105 Durham Road. (Proposal is purchase 9 HUD restricted units). *(TRAN-2023-0006)
- C. Consideration and acceptance of Transfer of Development Rights for Brian Slovenski, Assessor's Map L, Lot 111, zoned R-20, located at 306 Dover Point Road. (Proposal is to purchase five (5) additional living units, within three (3) buildings). *(TRAN-2023-0005)
- D. Consideration and acceptance of Site Review for TF Moran (Owners 256-264 Central Avenue, LLC), Assessor's Map 9, Lots 111 & 112, zoned CBD-G located at 256 & 264 Central Avenue. (Proposal is to replace gravel parking with 10,595 s.f. of paved parking related to their renovation of the buildings). *(SITE-2023-0013)
- E. Consideration and acceptance of a Conditional Use Permit for Gove Environmental Services, Inc., (Owners: David R. Lemieux), Assessor's Map 8, Lot 19, zoned R-20, located at 14 Leighton Road. (Proposal is for a residential redevelopment of the property with 2,887 s.f. of temporary impact and 8,362 s.f. of permanent impact to the Conservation District). *(COND-2023-0060)
- F. Consideration and acceptance of a Conditional Use Permit for Gove Environmental Services, Inc., (Owners: David R. Lemieux), Assessor's Map 8, Lot 19, zoned R-20, located at 14 Leighton Road. (Proposal construct a new single-family house and cottage further inland creating 1,908 s.f. of temporary impact and 2,067 s.f. of permanent impact to the 50-foot wetlands buffer). *(COND-2023-0061)
- G. Consideration and acceptance of a Conditional Use Permit for Robert Baldwin, Assessor's Map 39, Lot 103, zoned Gateway, located at 34 New Rochester Road. (Proposal is to allow the site to have a frontage build-out of 47.4%, where 60% is required). *(COND-2024-0002)
- H. Consideration and acceptance of a Conditional Use Permit for Robert Baldwin, Assessor's Map 39, Lot 103, zoned Gateway, located at 34 New Rochester Road. (Proposal is to allow the current single-family residence to remain while not meeting the front build-to line of 5-20'). *(COND-2024-0003)
- I. Consideration and acceptance of a Site Review for Knox Marsh Development, LLC, (Owner: Robert Baldwin), Assessor's Map 39, Lot 103, zoned Gateway, located at 34 New Rochester Road. (Proposal is to construct 6 duplex structures (12 units) with the existing dwelling to remain and be renovated into a duplex). *(SITE-2023-0007)

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.



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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.