



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, June 11, 2024**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

May 28, 2024 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of an Extension Request for 59 Tolend Rd, LLC, Assessor's Map E, Lot 65-1, zoned R-20, located at Tolend Road. (Proposal is to extend the conditional approval to allow for the State subdivision, State subsurface approval and State DWGB permit for a previously conditionally approved 27-lot subdivision.) *(WAIV-2024-0008)
- B. Consideration and acceptance of a Conditional Use Permit for Roberta Woodburn, Assessor's Map I, Lot 46-T, zoned R-20, located at 189 Spur Road. (Proposal is to renovate an existing patio and retaining wall within the 100' shoreland setback with ~617 sf of temporary impact and 173 sf of permanent impact to the Conservation District as well as ~437 sf of temporary impact and ~108 sf of permanent wetland buffer impact.) *(COND-2022-0030)
- C. Consideration and acceptance of a Conditional Use Permit for Granite State Gas Transmission, Unitil (Owners: Dover Point Cooperative, Inc), Assessor's Map M, Lot 47-C, zoned R-12, located at 1 Polly Ann Trailer Park. (Proposal is the replacement of gas pipe section that will cause ~17,015 s.f of impacts to wetlands.) *(COND-2024-0004)
- D. Consideration and acceptance of a Transfer of Development Rights Plan for DBS Holdings, LLC, Assessor's Map B, Lot 2, zoned R-40, located at 512 Sixth Street. (Proposal is to purchase three (3) non-restricted TDR units to allow a total of five (5) on the site.) *(TRAN-2024-0006)
- E. Consideration and acceptance of a Conditional Use Permit for H.J. Stabile & Son, Inc., Assessor's Map 15, Lot 40-A-1, zoned G, located at Locust Street. (Proposal is to construct a Townhouse Condominium complex creating ~16,250 sf of wetland buffer impact and ~6,329 sf of overlapping impact to the Conservation District.) *(COND-2024-0006)
- F. Consideration and acceptance of a Conditional Use Permit for H.J. Stabile & Son, Inc., Assessor's Map 15, 40-A-1, zoned G, located at Locust Street. (Proposal is to be setback 235'+- from the front, where a 5' to 20' build-to-line is required.) *(COND-2024-0009)
- G. Consideration and acceptance of Site Review for H.J. Stabile & Son, Inc., Assessor's Map 15, Lot 40-A, zoned G, located at Locust Street. (Proposal is to construct a Townhouse Condominium complex of 22 units with associated parking & drainage.) *(SITE-2023-0015)
- H. Consideration and acceptance of a Transfer of Development Rights for Stephen R. & Deborah A. Scotton, Assessor's Map F, Lot 21, zoned R-40, located at 131 Littleworth Road. (Proposal is to purchase nine (9) non-restricted TDR units to allow for a total of ten (10) on the site.) *(TRAN-2024-0007)
- I. Public Hearing and Discussion of Impact Fees. *

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.