



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 25, 2024**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- June 11, 2024 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and acceptance of a Transfer of Development Rights for Tritech Engineering (Owners: Stonearch Development, LLC), Assessor's Map F, Lot 3, zoned R-40, located at 210 Tolend Road. (Proposal requests to purchase 33 TDR units (10 "unrestricted" & 23 "restricted size units"). A site plan for a current proposal of 53 units would need further review and a future Planning Board vote). *(TRAN-2024-0003)

4. NEW BUSINESS

- A. Consideration and acceptance of a Lot Line Adjustment for H.J. Stabile & Son, Inc. and Casey A. Carmel, Assessor's Map 15, Lots 40-A-1 and 51, zoned G, located at Locust Street and 36 A Fisher Street. *(LOTA-2024-0007)
- B. Consideration and acceptance of an Amendment for McIntosh Dover, LLC, Assessor's Map 13, Lot 23, zoned G, located at 23 Cataract Avenue. (Proposal is to amend the architecture and unit type of two (2) of the previously approved buildings). *(WAIV-2024-0009)
- C. ~~Consideration and acceptance of an Amendment for Arbor Park, LLC and Pointe Place Partners, LLC, Assessor's Map K, Lot 19-11, zoned IT, located at 40 Pointe Place. (Proposal is for an amendment to a previously approved Site Plan to change one residential building with 60 units into four (4), 2-story buildings totaling 32 units). *(WAIV-2024-0010)~~ **THIS ITEM WILL NOT BE HEARD**
- D. Consideration and acceptance of a Conditional Use Permit for Benjamin Stockman, Assessor's Map L, Lot 43-A, zoned R-40, located at 165 Spur Road. (Proposal is to conduct shore erosion repair creating 398 s.f. of overlapping permanent impact to the Conservation District and 50 ft of wetland buffer impact. The dock replacement will also create 1,026 s.f. of permanent impact and 1,688 s.f. of temporary impact to wetlands). *(COND-2024-0008)
- E. Discussion and possible posting of Zoning Amendments regarding 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.