



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, September 24, 2024**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- August 27, 2024 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Subdivision for the Estate of Marc Keith Gagnon, Assessor's Map D, Lot 9-B, zoned R-12, located at 48 Old Rochester Road. (Proposal is to subdivide parcel to make one (1) new lot.) *(SUBM-2024-0004)
- B. Consideration and acceptance of a Lot Line Adjustment for Richardson Estates of Dover, LLC & Mohamed & Lisa K. Hamcha, Assessor's Map 35, Lots 64 & 72, zoned R-12, located at 141 Sixth Street & 5 Dowaliby Court. *(LOTA-2024-0011)
- C. Consideration and acceptance of a Conditional Use Permit for Del Sol Dover, LLC, Assessor's Map G, Lot 2-1, zoned CM, located at Crosby Road. (Proposal is to construct a 75' wide extension of Crosby Road that would result in 4,861 s.f. of wetland buffer impact. No wetlands will be disturbed.) *(COND-2024-0025)
- D. Consideration and acceptance of a Conditional Use Permit for Del Sol Dover, LLC, Assessor's Map G, Lot 2-1, zoned CM, located at Crosby Road. (Proposal is to create a three-lot subdivision which will be accessed from an extension of Crosby Road with associated drainage and grading creating 786.5 s.f. of permanent impact to the 50-foot wetland buffer.) *(COND-2024-0026)
- E. Consideration and acceptance of a Minor Subdivision for Del Sol Dover, LLC, Assessor's Map G, Lot 2-1, zoned CM, located at Crosby Road. (Proposal is to subdivide the lot into 3 total lots.) *(SUBM-2024-0003)
- F. Consideration and acceptance of a Site Review for Del Sol Dover, LLC. Assessor's Map G, Lot 2-1, zoned CM, located at Crosby Road. (Proposal is to construct one (1) 9,600 s.f. warehouse building with associated parking and infrastructure and an 807' paved extension of Crosby Road.) *(SITE-2024-0010)
- G. 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.