

AGENDA
DOVER PLANNING BOARD
NOTICE OF PUBLIC HEARINGS AND PUBLIC MEETING
FEBRUARY 10, 2004

The Dover Planning Board will hold a public meeting on the following items on Tuesday, February 10, 2004, at 7:00 PM, in the Council Chambers of the Municipal Building, located at 288 Central Avenue, Dover, N.H.

ITEM #1: Citizens' Forum

ITEM #2: Approval of minutes

ITEM #3: Consideration and acceptance of an application for a minor subdivision of land for Deborah Reed, (Owners William & Sheila Dube Revocable Trust) Assessor's Map K, Lot 42, zoned R-12 & B-3, located on Middlebrook Rd./Dover Point Rd.* (P04-3)

ITEM #4: Consideration and acceptance of an application for a site plan of land for Deborah Reed, (owner William & Sheila Dube Revocable Trust) Assessor's Map K, Lot 42, zoned R-12 & B-3, located Dover Point Rd.* (P04-2)

ITEM #5: Public Hearing and possible vote on amendments to Chapter 155-"Subdivision of Land" of the code of the City of Dover. The amendments, to 155-22, clarify requirements (zone, original lot size) for an Open Space Subdivision (OSS). The amendments require financial documentation demonstrating that the proposed yield plan is realistic and practical. The amendments also remove utility, preliminary hearing and impact statement prerequisites for mandatory OSS, while leaving the preliminary hearing and impact statement prerequisites for non mandatory ones. Finally, the amendments change the minimum lot size for R-12 lots, within an Open Space Subdivision, from 10,000 square feet to 8,000 square feet and change the setbacks from 15 - 10 feet. The full text is available for public inspection in the Planning Department and on the City's website at www.ci.dover.nh.us.

ITEM #6: Old Business

- a. Discussion and possible vote regarding Seacoast Geriatrics, located on Garrison Rd. (P03-69)

ITEM #7: New Business

- a. Impact Fee Waiver Request for Jaclyn Claxton, Assessor's Map 19, Lot Number 70, for property located at 6 Lancaster Street.

ITEM #8: Adjournment

* Indicates that if the application is accepted for discussion, the public hearing will be held the same evening, at which time any interested party may offer comment to the Planning Board. Persons with questions or wishing to see the plan are invited to visit the Planning Office.

Plans and applications are available for inspection in the Planning Office, weekdays from 8:00 AM to 4:00 PM and until 6:00 PM on Wednesdays.