

**AGENDA**  
**DOVER PLANNING BOARD**  
**NOTICE OF PUBLIC HEARINGS AND PUBLIC MEETING**  
**SEPTEMBER 24, 2002**

The Dover Planning Board will hold a public meeting on the following items on Tuesday, September 24, 2002, 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 Lafrance Hospitality/Opechee Construction (Owner Peter Russell), Assessor's Map 39, Lots 78, 83, 89-94, zoned B-5, located at Weeks Crossing\* (P02-42)

ITEM #4: Consideration and acceptance of an application for a conditional use of land for First Parish Church Congregational, Assessor's Map 9, Lots 84, 83, 82, 85, zoned B-2, located at 218 Central Avenue\* (P02-50)

ITEM #5: Public Hearing to consider amendments to Chapter 155, entitled "Subdivision of Land" of the code of the City of Dover. Amendments include allowing reduced street widths in certain cases; major changes to the Alternative Design Subdivision provisions including changing the name to Open Space Subdivision (OSS), making OSS mandatory for R-40 major subdivisions and for R-20/R-12 subdivisions that meet criteria, changing the minimum project area, allowing commercial uses in an OSS in certain cases, and reducing the street setbacks; allowing street trees in ROW's and setting standards for street trees; increasing per lot application fee to \$150; adding a section on scattered and premature development; requiring digital subdivision and as-built plans; and requiring surveys to be tied into City GIS.

The complete wording of each amendment is available in the Planning Department, the Dover Public Library and on the City's website at [www.ci.dover.nh.us](http://www.ci.dover.nh.us)

ITEM #6: Public Hearing to consider amendments to Chapter 149, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include parking requirements for multifamily dwellings; invasive species prohibition; revised architectural guidelines for nonresidential and multifamily uses; standards for drive thrus; restricting nonresidential traffic through a residential district; and updating abutters fee.

The complete wording of each amendment is available in the Planning Department, the Dover Public Library and on the City's website at [www.ci.dover.nh.us](http://www.ci.dover.nh.us)

ITEM #7: Old Business

1. Discussion and possible vote on a site plan for Portsmouth Christian Academy, located at 20 Seaborn Road. \*(P02-41)
2. Discussion and possible vote on a site review of land, for Tri City Builders, located on Atlantic Ave. \*(2 4-unit buildings) (P02-40)
3. Discussion and possible vote on a site review of land for Lafrance Hospitality, located at Weeks Crossing/Old Rochester Rd., New Rochester Rd. (97 hotel rooms) (P02-43)

ITEM #8: New Business

ITEM #9: 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.