



**CITY OF DOVER**

## DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers  
Meeting Date: Tuesday, February 23, 2010  
Meeting Time: 7:00 pm

### 1. CITIZENS' FORUM

### 2. APPROVAL OF THE JANUARY 26, 2010 AND FEBRUARY 9, 2010 MINUTES

### 3. NEW BUSINESS

- A.** Pursuant to NH RSA 674:4 & 675:6, a public hearing will be held to consider the adoption of the 2008 Parking Facility and System Report as addendum #3 to the 2000 Transportation Chapter of the Dover Master Plan. Copies of the plan are available for public inspection in the City Hall and on the City website at [www.dover.nh.gov](http://www.dover.nh.gov) under City Reports.
- B.** Public Hearing to consider amendments to Chapter 155, entitled "Subdivision of Land" of the code of the City of Dover. Amendments include the requirement to get abutters from City records and require 3 sets of labels; establish standards for traffic studies; amending the time for Planning Board decisions to 65 days; deleting preliminary plat approvals; revising escrow agreements section; reducing the minimum size of an R-12 lot for an open space subdivision to 5 acres; changing the distance between units in clusters; adding a blasting section; amending all fees to refer to the adopted fee schedule; require 5 prints of final plat; amending the requirements for information on preliminary and final plats; adding new storm water management documents; amending street tree requirement; adding perimeter landscaping requirements; revising the waiver requirements; general amendments to the definitions section; revising two definitions; deleting the definition of Family; and several minor housekeeping amendments. The complete wording of each amendment is available in the Planning Department and on the City's website at [www.dover.nh.gov](http://www.dover.nh.gov).
- C.** Public Hearing to consider amendments to Chapter 149, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include revising the Technical Review Committee procedure; require 3 sets of abutter labels; reduce application deadline to 15 days; adding a blasting section; amending all fees to refer to the adopted fee schedule; set standards for a landscape plan; establish standards for traffic studies; revise the parking regulation standards and add bicycle rack requirements; amend parking lot design standards; allow storm water treatment in landscape areas; revising the waiver requirements; general amendments to the definitions section; adding a definition of gross leasable area; and several minor housekeeping amendments. The complete wording of each amendment is available in the Planning Department and on the City's website at [www.dover.nh.gov](http://www.dover.nh.gov).
- D.** Public Hearing and possible vote regarding proposed Road Impact Fees. NH RSA 674:21-I authorizes impact fees to be collected to pay for the impacts to Capital Facilities caused by development. The details of the impact fees are outlined in a report prepared for the Planning Board, which is available for public inspection in the Planning Department and on the City's website at [www.dover.nh.gov](http://www.dover.nh.gov).
- E.** Consideration and acceptance of a Conditional Use Permit for South Side Fitness, LLC, (Owned by Double Diamond Holdings South, LLC), Assessor's Map 15, Lot 21, Zoned I-1 located at 275 Locust Street. **\*(P10-11)**
- F.** Consideration and acceptance of a Minor Subdivision for First Church of Christ Scientists, Assessor's Map 30, Lot 120, Zoned RM-U & O, located at 604 Central Avenue. **\*(P10-14)**



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- G.** Consideration and acceptance of a Change of Use for Center of Assessment (Owned by First Church of Church of Christ Scientists), Assessor's Map 30, Lot 120, Zoned RM-U, located at 31 Mount Vernon Street. **\*(P10-07)**
- H.** Consideration and acceptance of a Conditional Use Permit for Center of Assessment, (Owned by First Church of Church of Christ Scientists), Assessor's Map 30, Lot 120, Zoned RM-U, located at 31 Mount Vernon Street. **\*(P10-13)**

#### 4. STAFF COMMENTS

#### 5. COMMITTEE REPORTS

#### 6. 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 plans are invited to visit the Planning Office, weekdays from 8:00 am to 4:00 pm. You may also view materials at [www.dover.nh.gov](http://www.dover.nh.gov), a map showing project locations can be found at [www.dover.nh.gov/planhome.html](http://www.dover.nh.gov/planhome.html).