



**CITY OF DOVER**

## DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820  
Meeting Date: **Tuesday, November 16, 2010**  
Meeting Time: **7:00 pm**

### 1. CITIZENS' FORUM

### 2. APPROVAL OF THE PRIOR MINUTES

- October 26, 2010 Regular Meeting Minutes

### 3. OLD BUSINESS

- A. Public Hearing and possible vote on a Citizen Petition for an amendment to the Zoning Ordinance (Chapter 170) to rezone 30 acres adjacent to Arch Street from Urban Density Multi-residential (RM-U) to Medium-Density Residential (R-12) and 3 acres of Map 11, Lot 2 from RM-U to Thoroughfare Business (B-3). The full text of the amendment and a map are available in the Planning Department and at [www.dover.nh.gov](http://www.dover.nh.gov) located under City Documents & View Current City Reports.
- B. Consideration and possible vote on a Site Review of land for Heron Bay Partners, LLC, Assessor's Map H, Lot 4, zoned B-4/I-4, located at Mast Road & NH Route 108. (72 Congregate Care Units within 2 Structures & 72 Residential Housing Units) (P06-25D)
- C. Consideration and possible vote on a Site Review of land for Kevin & Lydia Cooper, Assessor's Map H, Lots 33 & 33A, zoned B-4, located at 67 Knox Marsh Road. (two story, 25,368 sq. ft. of Mixed-Use Commercial Development) (P10-16)
- D. Consideration and possible vote on a Conditional Use Application for Kevin & Lydia Cooper, Assessor's Map H, Lots 33 & 33A, zoned B-4, located at 67 Knox Marsh Rd. (to fill 3,520 sq. ft. of wetlands) (P10-15)

### 4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Lot Line Adjustment of land for Kevin & Lydia Cooper, Assessor's Map H, Lots 33 & 33A, zoned B-4, located at 67 & 85 Knox Marsh Road. \*(P10-17)
- B. Public Hearing to solicit public input on Dover Land Use regulation changes and areas that may need to be reviewed.
- C. Consideration and acceptance of a Conditional Use Permit for Sawyers Mill Associates, Assessor's Map 16, Lot 13, zoned R-12, located at 1 Mill Street. (Impact 144 square feet of riverbank in Conservation District for installation of rip-rap at south end of dam.)\* (P10-47)
- D. Consideration and acceptance of a minor subdivision of land for Peter & Susan Rousseau, Assessor's Map K, Lot 1, zoned R-40, located at McKone Lane, Henry Law Ave. & Back Road. (2 lots)\* (P10-46)
- E. Consideration and acceptance of a minor subdivision of land for a conservation lot for the Cochecho Country Club, Assessor's Map N, Lot 15, zoned R-40, located at 145 Gulf Road. (2 lots)\* (P10-48)
- F. Public Hearing to hear comments on the City's proposed Capital Improvements Program (CIP) FY 2012 – FY 2017. The CIP can be found on the City Web Site at [www.dover.nh.gov](http://www.dover.nh.gov) under Online City Archives - Financial Information.
- G. Public Hearing, per Chapter 155-24, for consideration of a request for a 2nd one-year time extension for completion of required improvements and a request to amend conditions of approval for the Cornerstone Crossing Subdivision (Cornerstone Dr. & Meeting House Way), off of County Farm Cross Road, by Tay Tav Partnership, LLC, Assessor's Map B, Lots 18, 26-34, 39-47, zoned R-40. \*(P05-13) (18 lots)

### 5. STAFF COMMENTS

### 6. COMMITTEE REPORTS

### 7. 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). Follow us on Twitter @DoverNHPlanning and find us on Facebook at [www.facebook.com/pages/Dover-NH/City-of-Dover-NH-Planning/446789895351](http://www.facebook.com/pages/Dover-NH/City-of-Dover-NH-Planning/446789895351).