



CITY OF DOVER

DOVER PLANNING BOARD - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, October 23, 2012**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- September 25, 2012 Regular Meeting Minutes and October 9, 2012 Workshop Minutes

3. OLD BUSINESS

- A. Discussion and possible vote on proposed zoning amendments to the Zoning Ordinance (Chapter 170), per NH RSA 675:2 & 675:7. The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located under City Documents and View Current City Reports.
- B. Consideration and possible vote on an Open Space Subdivision of land for River Valley Development Corp., (Owner: Gulf Landing Properties LLC) Assessor's Map N, Lot 8-A, 8-A-A, 8-A-TM1, and 8-A-TM2, zoned R-40, located at Gulf Road. (20 new lots) *(P12-20)
- C. Consideration and possible vote on a Conditional Use Permit for River Valley Development Corp., Assessor's Map N, Lot 8-A, zoned R40, located at Gulf Road (steep slopes, wetland and buffer impacts) *(P12-25)
- D. Consideration and possible vote on a Minor Lot Line Adjustment for River Valley Development Corp., Cochecho Country Club and First Hole, LLC, Assessor's Map N, Lots 8-A, 15 & 16, zoned R-40, located at Gulf Road. *(P12-30)
- E. Preliminary public hearing per Chapter 155-22-C-1, for consideration and possible vote on an Open Space Subdivision of land for Salmon Falls Holdings, LLC, Assessor's Map 11, Lots 16 & 16-1, zoned R-12, located at Arch Street (3 duplexes) *(P12-28)

4. NEW BUSINESS

- A. Consideration and acceptance of a Site Review of land for Comcast (Owner: Karen Caswell), Assessor's Map E, Lot 29, zoned ETP, located at 410 Sixth Street. (Demo existing dwelling and construct a 1,796 sq. ft. facility with 5 parking spaces for service and maintenance of communication equipment) *(P12-31)
- B. Consideration and possible vote on an amendment to the conditions for a previously approved Site Plan (10/25/11) for Changing Places, LLC, Assessor's Map 28, Lot 9-C, zoned Office, located at 6 Brick Road. (Change collection date of impact fees to be paid prior to issuance of a certificate of occupancy) *(P11-42)
- C. Consideration and acceptance of a Waiver Request for Tory and RYANNE Bianchi, Assessor's Map E, Lot 50-1, zoned R-12, located at 8 Pacific Drive. (Relief from the 50 foot "no-cut" buffer to install a hot tub)*(P12-32)
- D. Consideration and acceptance of a Conditional Use Permit for Summit Land Development, Thornwood Commons LLC, and Dover Point Road 252 LLC (Owners: Varney Lands LLC, Thornwood Commons LLC & Dover Point Road 252 LLC) Assessor's Map K, Lots 6, 19 & 19-1, zoned ETP (RCM Overlay), located at Thornwood Lane. (For a mixed-use commercial and residential master concept plan) *(P12-33)
- E. Public hearing to hear comments on the City's proposed Capital Improvements Program (CIP) FY 2014 - 2019. The CIP can be found on the City Web Site at www.dover.nh.gov/finhome.htm.
- F. Discussion regarding Police and Education portions of the proposed Capital Improvements Program (CIP) FY 2014 – 2019.



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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, Monday through Thursday from 8:30 am to 5:30 pm. You may also view materials at www.dover.nh.gov, a map showing project locations can be found at 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