



CITY OF DOVER

DOVER PLANNING BOARD - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, December 18, 2012**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- November 27, 2012 Regular Meeting Minutes

3. OLD BUSINESS

- A. Update on the Open Space Concept Plan for Salmon Falls Holdings, LLC, Assessor's Map 11, Lot 16 & 16-1, zoned R-12, located on Arch Street. (3 duplexes) (P12-28)

4. NEW BUSINESS

- A. Public Hearing to consider and possibly vote on amendments to Chapter 155, entitled "Subdivision of Land" of the code of the City of Dover. Amendments include removing mylar requirement; specifying buffer requirements and external buffers in Open Space Subdivisions; extending deadline for completion of improvements from 4 to 5 years; specifying placement of improvements within streets; specifying that underground utilities are only required in subdivisions with a new road; replacing the term mobile home with manufactured housing and adding a new definition of manufactured housing; amending the definitions of abutter, certificate of occupancy, multi-family dwelling unit, agriculture, lot, lot line, plat, right-of-way, and setback line. The complete wording of each amendment is available in the Planning Department and on the City's website at www.dover.nh.gov.
- B. Public Hearing to consider and possibly vote on amendments to Chapter 149, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include clarifying the Technical Review Committee procedures; removing the mylar requirement; extending the plan expiration period from 4 to 5 years; reducing the required parking spaces in the CBD and CWD districts for 3+ units if on street parking is available; adding standards and a definition for electric vehicle charging stations; revising the requirements for parking lot locations in the B-4 district by lowering the threshold from 100 spaces to 50 spaces; changing the architectural design guidelines to standards; replacing the term mobile home with manufactured housing; amending the definitions of abutter, certificate of occupancy, agriculture, and parapet; and deleting the definition for build to line. The complete wording of each amendment is available in the Planning Department and on the City's website at www.dover.nh.gov.
- C. Consideration and acceptance of a Conditional Use Permit for James DiRosa, (Owner: Robert Weisner) Assessor's Map 2, Lot 6, zoned CBD, located at 110 Washington Street. *(P12-37) (Hookah/smoking lounge)
- D. Consideration and acceptance of a Minor Lot Line Adjustment for Dave Lemieux and Darlene White, Assessor's Map I, Lots 96B, 96C, & 96, zoned R-40, located at 32 Piscataqua Road. *(P12-40)
- E. Consideration and acceptance of a Minor Subdivision for Dave Lemieux, Assessor's Map I, Lots 96B, 96C, & 96, zoned R-40, located on Piscataqua Road. (1 additional lot). *(P12-41)

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