



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 17, 2013**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- November 12, 2013 Regular Meeting Minutes

3. OLD BUSINESS

- A. Public Hearing and possible vote on proposed zoning amendments to the Zoning Ordinance (Chapter 170), per NH RSA 675:2 & 675:7, to expand the Central Business District (CBD) along Broadway and portions of Silver Street, Central Avenue north and south of downtown, Locust Street, and Portland Avenue; to amend the CBD regulations; to create a CBD Downtown Gateway sub-district and a CBD Transit Oriented Development sub-district; and to amend the temporary sign regulations for the CBD, Cochecho Waterfront District, B-3 District, and B-5 District. 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 a Conditional Use Permit for the Residential-Commercial Mixed Use Overlay District for Summit Land Development (Owners: Varney Brook Lands, LLC, Thornwood Commons, LLC, Changing Places, LLC, and Dover Point Road 252, LLC), Assessor's Map K, Lots 19 & 19-1 and Map M, Lots 4, & 4-29 to 4-37, zoned ETP, located at Thornwood Lane. (Conceptual site layout for 105 single family, 204 multi-family, and 130,100 sq. ft. of commercial and retail buildings) *(P13-53)

4. NEW BUSINESS

- A. Consideration and acceptance of a Waiver Request to Chapter 155-22F for James Watkins III, Assessor's Map 16, Lot 20-5, zoned R-12, located at 3 Walt Colby Drive. (Building within 8 ft. of property line, where 10 ft. is required) *(P13-61)
- B. Consideration and acceptance of a Conditional Use Permit for DR Lemiux Builders, Inc., (Owner: Calvin Potter), Assessor's Map L, Lot 14-A, zoned R-20, located at Spur Road. (House and driveway in Conservation District, 50 ft. away from Bellamy River) *(P13-62)
- C. Consideration and acceptance of a Minor Lot Line Adjustment for The Patrice D. Foster Revocable Trust of 2003, Assessor's Map L, Lots 89A & 89B, zoned R-20, located at 192 & 194 Dover Point Road. *(P13-48)
- D. Consideration and acceptance of an Open Space Subdivision of land for The Patrice D. Foster Revocable Trust of 2003, The Hayward Family Revocable Trust of 1998 and The Catherine F. Hayward Revocable Trust of 2012), Assessor's Map L, Lots 89I-1, 89I-2 & 89B, zoned R-20, located at 188 & 192 Dover Point Road. (3 existing lots subdivided into 8 lots) *(P13-49)
- E. Consideration and acceptance of a Minor Subdivision for Claire Sheridan, Assessor's Map M, Lot 105, zoned R-40, located at 321 Back Road. (2 new lots) *(P13-63)

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