



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: **Regular Meeting**
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, February 25, 2014**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- February 11, 2014 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote on a Site Plan Review for First Street at Garrison, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 3, zoned CBD-G, located at First Street and Chestnut Street. (A five story building with 9,158 sq. ft. of retail and restaurant space on the first floor and 32 residential units on the upper floors and 94 parking spaces) *(P14-03)
- B. Consideration and possible vote on a minor subdivision for First Street at Garrison, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 3, zoned CBD-G, located at First Street & Chestnut Street. (1 new lot) *(P14-04)

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for reduced parking for First Street at Garrison, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 3, zoned CBD-G, located at First St. & Chestnut St. *(P14-10)
- B. Consideration and acceptance of a Conditional Use Permit per Chapter 170-20-D(2) for First Street at Garrison, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 3, zoned CBD-G, located at First St. & Chestnut St. (Relief from side build to line for building, frontage buildout and lot coverage) *(P14-11)
- C. Consideration and acceptance of a Conditional Use Permit for Susan Niedoroda (Owner: Russell T. & Frances V. Browne Living Revocable Trust of 1999), Assessor's Map A, Lot 23-2-1, zoned R-40, located on Blackwater Road. Proposal is to construct a 12-foot wide asphalt driveway to access a building lot in Somersworth. The work would fill 990 sq. ft. of wetlands and impact 6,870 sq. ft. within the 50-foot wetlands buffer. *(P13-58)
- D. Consideration and acceptance of an Open Space Subdivision for Tuck Realty Corp., (Owner: Paul & Maria Rouillard Revocable Trust), Assessor's Map G, Lot 36, zoned R-40, located at 4 Old Stage Road. (1 existing lot subdivided into 9 total lots) *(P14-01)
- E. Consideration and acceptance of a Citizen's Petition for a Zoning Amendment for White Dove Properties, LLC, Assessor's Map 20, Lots 33, 34, 35, 35-1, 35-2, 36, 37, 40, 41 & 42, located on Hanson, George & Sonnett Streets. (rezone 2.2 acres of land from Urban Density Multi-residential District (RM-U) to Central Business District-Residential (CBD-R) *(P14-05)
- F. Consideration and acceptance of a Conditional Use Permit for McEaney Survey Associates, Inc., (Owner: Susan McCooney Drady), Assessor's Map 8, Lot 34, zoned R-20, located at 9 Wentworth Terrace. Proposal is to replace a concrete rubble sea wall with a dry stone retaining wall, within the Conservation District adjacent to the Piscataqua River. The retaining wall is 436 sq. ft. and the area of fill behind the wall is 680 sq. ft. *(P14-06)

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