



**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 14, 2014**  
Meeting Time: **7:00 pm**

### 1. CITIZENS' FORUM

### 2. APPROVAL OF THE PRIOR MINUTES

- September 23, 2014 Regular Meeting Minutes & October 1, 2014 Joint Meeting Minutes with City Council.

### 3. OLD BUSINESS

- A. Amendment to the conditions for a previously approved Open Space Subdivision (03/22/2011) for Changing Places, LLC, Assessor's Map A, Lot 45A-2, zoned R-40, located at Olive Meadow Lane. (P10-50D)

### 4. NEW BUSINESS

- A. Public Hearing on proposed amendments to the Zoning Ordinance (Chapter 170), per NH RSA 675:2 & 675:7, to create a Heritage Residential (HR) District, and to rezone properties on Cushing St., Lexington St., Richmond St., West Concord St., Towle Ave., Clifford St., Parker St., Hamilton St., Summer St., Elm St., Spring St., Trakey St., & Trask Dr., and on portions of Locust St., Fisher St., Belknap St., Rutland St., Silver St., & Washington St. to the HR District. The amendments establish permitted uses, uses permitted by CUP, dimensional regulations, sign regulations, and architectural standards. The text of the amendments is available in Planning Dept. & at [www.dover.nh.gov](http://www.dover.nh.gov) located under City Documents & View Current City Reports.
- B. Consideration and acceptance of a Minor Lot Line Adjustment for the City of Dover and One Twenty Five Washington Street, Inc., Assessor's Map 2, Lots 83 and 53, zoned CBD-G, located at 125 Washington Street, Chestnut Street and Orchard Street. \*(P14-62)
- C. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC (Owner: Robert Mairs & Bellamy Management), Assessor's Map 24, Lots 104 & 104A, zoned CBD-G, located at Portland Avenue. Alteration within the 20% steep slope area. \*(P14-44)
- D. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC (Owner: Robert Mairs & Bellamy Management), Assessor's Map 24, Lots 104 & 104A, zoned CBD-G, located at Portland Avenue. Lot coverage. \*(P14-63)
- E. Consideration and acceptance of a Conditional Use Permit for reduced parking per Chapter 170-44-I for Changing Places, LLC (Owner: Robert Mairs & Bellamy Management), Assessor's Map 24, Lots 104 & 104A, zoned CBD-G, located at Portland Avenue. \*(P14-64)
- F. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC (Owner: Robert Mairs & Bellamy Management), Assessor's Map 24, Lots 104 & 104A, zoned CBD-G, located at Portland Avenue. Residential on the first floor \*(P14-65)
- G. Consideration and acceptance of a Site Plan Review for Changing Places, LLC (Owner: Robert Mairs, Bellamy Management & Cammar Properties, LLC), Assessor's Map 24, Lots 104, 104A & 103, zoned CBD-G, located at Portland Ave. (construct 21,730 sq. ft. mixed use building with 7,260 sq. ft. of commercial space on first floor with 10 residential units above, and one 6,912 sq. ft. building with 9 residential units).\*(P14-45)
- H. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC (Owner: Jeffrey & Darlene White), Assessor's Map F, Lot 15, zoned R-40, located at Emerald Lane. Proposal is to build a subdivision road and associated utilities that will impact 7,000 sq. ft. of the 50-foot wetlands buffer. \*(P14-57)
- I. Consideration and acceptance of an Open Space Subdivision for Changing Places, LLC (Owner: Jeffrey & Darlene White), Assessor's Map F, Lot 15, zoned R-40, located at Emerald Lane. (49 lots) \*(P14-58)
- J. Discussion on the City's proposed Capital Improvements (CIP) FY 2016-2021. The CIP can be found on the City Web Site at [www.dover.nh.gov](http://www.dover.nh.gov).

### 5. STAFF COMMENTS

### 6. MEMBER COMMENTS

### 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](http://www.dover.nh.gov), a map showing project locations can be found at <http://www.dover.nh.gov/government/city-operations/planning/index>. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.