

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 28, 2014**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

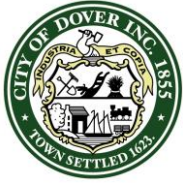
- October 14, 2014 Regular Meeting Minutes.

3. OLD BUSINESS

- A. Public hearing, discussion and possible vote 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.
- B. Public Hearing and possible vote 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 located under City Documents & View Current City Reports.
- C. Consideration and possible vote on a Site Plan Review for Mark Phillips & The Storage Barn, LLC, (Owner: Diane & Jeff Weeden & The Storage Barn, LLC), Assessor's Map D, Lots 15 & 16, zoned B-4, located at 385 & 387 Sixth St. (140,000 sq. ft. of warehouse in 17 structures & 2,400 sq. ft. office & apartment). *(P14-31)

4. NEW BUSINESS

- A. Consideration and acceptance of an amended Conditional Use Permit for Aimee & Jeremy Dion, Assessor's Map 40, Lot 12, zoned R-12, located at 3 Earle Street. Proposal is to construct a 564 sq. ft. addition to a house that would be no closer than 50 feet to Willand Pond in the Conservation District. *(P14-41A)
- B. Consideration and acceptance of a Minor Subdivision of land for Chad Kageleiry/Summit Land Development, Assessor's Map K, Lot 19, zoned ETP and RCM, located at Thornwood Lane. (3 lots) *(P14-77)
- C. Consideration and acceptance of a Site Plan Review for Chad Kageleiry/Summit Land Development, Assessor's Map K, Lot 19, zoned ETP and RCM, located on Thornwood Lane. Private road with 33 single family homes and associated drainage and utility improvements. *(P14-56)
- D. Consideration and acceptance of a Minor Lot Line Adjustment for STF Development, Assessor's Map K, Lots 37 & 38, zoned R-12, located at Sheffield Drive and 35 Dover Point Road. *(P14-74)
- E. Consideration and acceptance of a Conditional Use Permit for reduced parking per Chapter 170-44-I for STF Development, Assessor's Map K, Lots 37 & 38, zoned R-12, located at 35 Dover Point Road. *(P14-66)
- F. Consideration and acceptance of a Site Plan Review for STF Development, Assessor's Map K, Lots 37 & 38, zoned R-12, located at Sheffield Drive & 35 Dover Point Rd. (Proposed 6,000 sq. ft. mixed use building with 10 residential units on the second & third floor with 18 single family townhouse style units with associated parking) *(P14-61)
- G. Consideration and acceptance of a Conditional Use Permit for STF Development (Owner: Debra Shevelin), Assessor's Map C, Lot 39B, zoned R-40, located at Tolend Road. *(P14-68)
- H. Consideration and acceptance of a Conditional Use Permit for Nathan Riggs, Assessor's Map G, Lot 29A, zoned R-20, located at 53 Littleworth Road. (septic system in 75' wetland buffer) *(P14-69)
- I. Consideration and acceptance of a Minor Subdivision of land for Christopher & Melissa Snow, Assessor's Map I, Lot 4, zoned R-12, located at Back River Road & 10 Leathers Lane. (3 lots) *(P14-70)
- J. Consideration and acceptance of a Minor Lot Line Adjustment for Patrick Murray & Nancy Murray 1995 Trust, Assessor's Map 35, Lots 56N & 56Q at 19 & 21 Hillcrest Drive. *(P14-71)
- K. Consideration and acceptance of a Minor Lot Line Adjustment for Michael Garrepy & Estate of James Fox, Assessor's Map C, Lots 21A & 21H, zoned R-40, located at Glen Hill Road. *(P14-72)



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- L. Consideration and acceptance of a Minor Lot Line Adjustment for STF Development, Assessor's Map E, Lots 45-2 & 45-3, zoned R-40, located at Lika Drive. *(P14-75)
- M. Consideration and acceptance of a Minor Lot Line Adjustment for STF Development & Lika Drive Owners, Assessor's Map E, Lots 45-3 & 45-4, located at Lika Drive. *(P14-76)

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, 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>.