



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306
61 Locust Street, Dover, NH 03820
Meeting Date: **Tuesday, June 23, 2015**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- May 26, 2015 and June 9, 2015 Regular Meeting Minutes.

3. OLD BUSINESS

- A. Continued Public Hearing and possible vote on proposed zoning amendments to the Zoning Ordinance (Chapter 170), per NH RSA 675:2 & 675:7. The full text of the amendments is available in the Planning Department and at <http://1.usa.gov/1dhEyC0>.
- B. Consideration and possible vote on 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 4,900 sq. ft. of the 50-foot wetlands buffer. *(P14-57)
- C. Consideration and possible vote on 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)

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Lot Line Adjustment for 7 South, LLC (Owners: 7 South, LLC and State of NH Department of Transportation), Assessor's Map 15 Lot 4, zoned B-5, located at Central Avenue and Spaulding Turnpike Exit 7. *(P15-31)
- B. Consideration and acceptance of a Minor Subdivision, for Varney Brook Lands, LLC, Assessor's Map K, Lot 19, zoned ETP, located at Thornwood Lane (1 new lot). *(P15-32)
- C. Consideration and acceptance of a Minor Lot Line Adjustment for Varney Brook Lands, LLC (Owners: Varney Brooks Lands, LLC and Dover Point Road 252, LLC), Assessor's Map K, Lots 19 & 19-2, zoned ETP, located at Thornwood Lane. *(15-33)
- D. Consideration and acceptance of a Waiver for First Rate Real Estate Group, LLC, Assessor's Map 2, Lot 76, zoned CBD, located at 11 Court Street (proposal is to waive the pavement setback requirement of 5 ft. on side and rear property lines and 10 ft. on front property lines per Site Review Regulations 149-15C). *(P15-34)
- E. Consideration and acceptance of a Site Plan Review for Dubois Family 2003 Revocable Trust, Assessor's Map 22, Lot 3, zoned RM-U, located at 80 Henry Law Avenue. (Proposed 12 multi-family units within five buildings with associated parking). *(P15-17)

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 <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>.