



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306, 61 Locust Street, Dover, NH
Meeting Date: **Tuesday, August 25, 2015**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- July 28, 2015 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote of an Open Space Subdivision for MCL Builders and Developers, LLC (Owner: Mace Family Revocable Trust), Assessor's Map I, Lot 6-C, zoned R-12, located at 46 Back River Road. (Subdivide existing lot into 8 lots. The applicant is requesting three waivers). *(P15-05)

4. NEW BUSINESS

- A. Impact Fee Waiver Request for Riparia – One Hundred First Street, LLC, Assessor's Map 6, Lot 3, located at 100 First Street. (Waiver of Public Safety – Police Impact Fee in return for First Street lighting as per 170.23-F-1-c).
- B. Consideration and acceptance of a Minor Lot Line Adjustment for George Maglaras (Owner: City of Dover), Assessor's Map 24, Lots 105 & 105A, zoned CWD, located at 20 & 22 Cocheco Street. *(P15-45)
- C. Consideration and acceptance of a Minor Lot Line Adjustment for George Maglaras, Assessor's Map 24, Lots 138 & 139, zoned CWD, located at 31 & 33 Cocheco Street. *(P15-46)
- D. Consideration and acceptance of a Conditional Use Permit, per Chapter 170-20-B(2), for Jason White (Owner: Big Holdings, LLC), Assessor's Map 23, Lot 24, zoned CBD-General, located at 245-249 Central Avenue. (Proposed 2nd residential building with 4 dwelling units & ground floor garage stalls as opposed to commercial).*(P15-44)
- E. Consideration and acceptance of a Site Plan Review for Johnson Creek Village (Owner: Real McKoy Properties, LLC), Assessor's Map H, Lot 1, zoned B-4, located at 301 Durham Road. (Proposed 9,880 sq. ft. elderly assisted care home attached to existing structure to contain 2 accessory staff apartments). *(P15-38)
- F. Consideration and acceptance of a Site Plan Review for Geoff Alewa, PE (Owner: Bob McGuire), Assessor's Map G, Lot 31-1, zoned I-2, located at 50 Crosby Road. (Proposed 12,000 sq. ft. building with 21 parking spaces). *(P15-43)

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 and Friday 8:30 am to 4:00 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>.