



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue
Meeting Date: **Tuesday, March 22, 2016**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- March 8, 2016 Regular Meeting Minutes

3. OLD BUSINESS

- A. Discussion and possible vote on Community Development Block Grant (CDBG) Funding requests for Federal Fiscal Year 2016/2017.
- B. Public Hearing and possible vote on a proposed amendment to the Zoning Ordinance (Chapter 170), per NH RSA 675:2 & 675:7, to rezone a 16 acre parcel, known as Assessor's Map D, Lot 12, located at 447 Sixth Street and Production Drive from Rural Residential (R-40) to Assembly and Office (I-4).
- C. Consideration and possible vote on a Site Plan Review for Vitas Management & Development Co., LLC, (Owner: Profero Management and Holdings, LLC), Assessor's Map 11, Lot 2, zoned B-3, located at 181 Silver Street. (Proposal is to construct a 72,360 sq. ft. Assisted Living Facility with 76 units, a 2,930 sq. ft. Bank, a 66,000 sq. ft. Medical Office Building, a 2,300 Coffee Shop, and a 66 unit hotel with a 20,472 sq. ft. footprint. The mixed use site propose 382 parking spaces). *(P15-56)
- D. Consideration and possible vote on a Conditional Use Permit for Vitas Management and Development Company, LLC (Owner: Profero Management and Holdings, LLC), Assessor's Map 11, Lot 2, zoned B-3, located at 181 Silver Street. (Proposal is for a non-residential development with a wetland impact of 24,454 sq. ft.). *(P15-55)

4. NEW BUSINESS

- A. **This item has been withdrawn and will not be heard.** Consideration and acceptance of a Conditional Use Permit for JNM Realty Trust, Assessor's Map 27, Lot 273, zoned CBD (Downtown Gateway), located at 130 Broadway. (Proposal is to construct a garage with a residential garage with a living unit on the second floor. Project does not conform to minimum lot coverage, minimum lot frontage buildout, and 1 unit per 5,000 sq. ft. requirements) (P16-04)
- B. Consideration and Possible Vote on a Citizen's Petition for a Zoning Amendment for Scott Mitchell Real Estate, LLC, Assessor's Map 37, Lots 35, 36, 37, and 38, located on Glenwood Avenue and Central Avenue. (Rezone 5.384 acres from Office (O) and Medium Density Residential (R-12) to Thoroughfare Business District (B-3)*(P16-06)
- C. Consideration and acceptance of an Amended Open Space Subdivision Plan for Arthur Gagnon, Assessor's Map H, Lot 2A-1, zoned R-40, located at Freshet Road. (Proposal is to amend a previously approved subdivision to request a waiver for the buffer to be 30 feet wide instead of 50 feet wide as required.) *(P12-24A).

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. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, 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 or email Dover-Planning@doover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.