



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue
Meeting Date: **Tuesday, May 10, 2016**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- April 26, 2016 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Summit Land Development (Owner: Varney Brook Lands, LLC), Assessor's Map K, Lots 19, 19-4, 19-5, zoned ETP (RCM Overlay), located at Pointe Place. (Proposal is to revise the Master Concept Plan for the Pointe Place Development). *(P06-51C)*
- B. Public Hearing to consider amendments to Chapter 170, entitled "Zoning" of the Code of the City of Dover. Amendments include revising and adding definitions, rezoning property to the Heritage Residential (HR) District, adding self-service storage facility as an allowed use via a Conditional Use Permit, revising dimensional regulations, removing obsolete references, revising the Central Business District Administration section, revising the applicability of school impact fee waivers for age restricted properties, revising accessory dwelling unit regulations, revising sign ordinance to remove content-based requirements ensuring neutrality, revising fence setbacks, and removing loading space regulations. The full text of the amendments is available in Planning Dept. & at www.dover.nh.gov located under City Documents & View Current City Reports. *
- C. Public Hearing to consider amendments to Chapter 149, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include revising terminology, administrative review process, certificate of occupancy requirements, lighting standards, loading dock requirements, stormwater regulations, and deleting unutilized definitions. The full text of the amendments is available in Planning Dept. & at www.dover.nh.gov located under City Documents & View Current City Reports. *
- D. Public Hearing to consider amendments to Chapter 155, entitled "Subdivision of Land" of the code of the City of Dover. Amendments include revising terminology, administrative review process, open space subdivision requirements, stormwater regulations, bridge and culvert design, certificate of occupancy requirements and deleting unutilized definitions. The full text of the amendments is available in Planning Dept. & at www.dover.nh.gov located under City Documents & View Current City Reports. *

4. NEW BUSINESS

- A. Consideration and acceptance of a Waiver from Site Review Regulations 149-15.G, for VMD Equities DVR, LLC, (Owner: Profero Management & Holdings, LLC), Assessor's Map 11, Lot 2, zoned B-3, (Proposal is to extend the allowed hours of drive-thru for a coffee shop). *(P15-56A)
- B. Consideration and acceptance of a Minor Subdivision for Christopher Berry, (Owner: Knox Marsh Road Development, LLC.), Assessor's Map H, Lot 22, zoned R-20, located at 23 Knox Marsh Road. (One new lot). *(P16-14)
- C. Consideration and acceptance of a Site Plan for Dover School District, SAU #11, (Owner: City of Dover), Assessor's Map H, Lots 11-1 & 12, zoned R-20, located at 25 Alumni Drive. (Proposal is to construct a new 177,840 sq. ft. High School and Career Technical Center including an 8,760 sq. ft. Animal Sciences Building) *(P16-12)
- D. Consideration and acceptance on a Conditional Use Permit for the Dover School District, SAU #11 (Owner: City of Dover), (Agent: Nobis Engineering, Inc.), Assessor's Map H, Lots 11-1 & 12, zoned R-20, at 25 Alumni Drive. (Proposal impacts the wetland buffer for grading for stormwater. There are no new impervious surfaces, rather a reduction of 1,279 square feet of pavement in wetlands buffer) *(P16-11)

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@dover.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>.