



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, March 28, 2017**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- February 28, 2017 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote of a Site Plan Review for Okad of Dover, LLC, Assessor's Map 37, Lots 35, 36, 37 & 38 zoned B-3, located at 824, 826, 828 Central Avenue and 8 Glenwood Avenue (Proposal is to construct 28,202 s.f. of commercial use including 7,000 s.f. of restaurants, a 2,072 s.f. bank and the remaining retail with a total of 134 parking spaces within the 88,262 s.f. paved area). *(P16-39)
- B. Consideration and possible vote of a Conditional Use Permit for Okad of Dover, LLC, Assessor's Map 37, Lots 35, 36, 37 & 38 zoned B-3, located at 824, 826, 828 Central Avenue and 8 Glenwood Avenue (Proposal is for the 2,850 s.f. impact of wetland and associated buffer). *(P17-08)
- C. Consideration and possible vote of a Conditional Use Permit for Okad of Dover, LLC, Assessor's Map 37, Lots 35, 36, 37 & 38 zoned B-3, located at 824, 826, 828 Central Avenue and 8 Glenwood Avenue (Proposal is for the 50.6% total impervious surface coverage in the Secondary Groundwater Protection Zone). *(P17-09)
- D. Consideration and possible vote of an amendment to the conditions for a previously approved Site Plan (2/10/2015) for Bradley Commons (Owner: Housing Partnership) Map 27, Lots 2, 3, 4, & 15, zoned CBD, located at 577 Central Avenue (Amended development agreement). (P14-34A)

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for the City of Dover, zoned R-40 and R-12, located on Spruce Lane (between Mast Rd & Back River Rd) (Proposal is to widen road, improve drainage, and repair/replace culverts). *(P17-14)
- B. Consideration and acceptance of a Conditional Use Permit for the City of Dover (Owner: Seames Trefethen), Assessor's Map H, Lot 14A, zoned R-12, located at 58 Cataract Avenue (Proposal is to install a bioretention stormwater system adjacent to Bellamy Road to restore the stream). *(P17-15)
- C. Consideration and acceptance of a Site Plan Review for 6 Grove Street Residences, LLC, (Owner: Alan Hatch & Sherrilyn McKie Family Trust), Assessor's Map 31, Lot 14, zoned CBD (Transit Oriented Overlay), located at 6 Grove Street (Proposal is to develop a 9,060.51 s.f. mixed use building with commercial space on the 1st floor and a total of 36 residential units on the 2nd – 5th floors with 30 parking spaces within the 13,806.70 s.f. paved area). *(P16-31)
- D. Consideration and acceptance of a Conditional Use Permit for 6 Grove Street Residences, LLC, (Owner: Alan Hatch & Sherrilyn McKie Family Trust), Assessor's Map 31, Lot 14, zoned CBD (Transit Oriented Overlay), located at 6 Grove Street (Proposal is to have a building lot coverage of 47% whereas 75% is required and frontage build out of 73% on Grove Street and 75% on Third Street whereas 80% is required). *(P17-16)
- E. Consideration and acceptance of a Conditional Use Permit for Daniel Ayer, Assessor's Map N, Lot 18, zoned R-40, located off McKone Lane and Back Road (Proposal is to build a new subdivision road and drainage facilities that impact 2,197 s.f. of steep slope greater than 20 percent). *(P17-10)



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- F. Conditional Use Permit for Daniel Ayer, Assessor's Map N, Lot 18, zoned R-40, located off McKone Lane and Back Road (Proposal is to build a new road that crosses a wetland and construct a walking path in the tidal buffer. Impacts include 350 s.f. of wetland impact, 24,283 s.f. of wetland buffer impact, and 2,284 s.f. of tidal buffer impact adjacent to the Cochecho River). *(P17-12)
- G. Consideration and acceptance of an Open Space Subdivision of land for Daniel Ayer, Assessor's Map N, Lot 18, zoned R-40, located off McKone Lane and Back Road (17 lots). *(P16-25)
- H. Consideration and acceptance of a Site Review for Cocheco Valley Humane Society (Owner: Strafford County c/o City of Dover), Assessor's Map B, Lot 20, zoned R-40, located at 259 County Farm Road (Proposal is to develop an 11,000 s.f. Animal Shelter/Services with 32 parking spaces within the 22,671 s.f. paved area). *(P17-13)
- I. Consideration and acceptance of a Conditional Use Permit for Paula J. Reid, Trustee & Sheila Woolley, (Owner: Paula J. Reid 2003 Revocable Trust), Assessor's Map 10, Lot 107, zoned HR, located on Lexington Street (The Conditional Use Permit is for side yard setback to be 7' whereas 15' is required). *(P17-17)
- J. Consideration and acceptance of a Conditional Use Permit for Jacqueline Pierce (Owner: Sojourn Property Management LLC), Assessor's Map 31, Lot 7, zoned CBD (Transit Oriented Overlay), located at 66 Third Street (The Conditional Use Permit is needed to allow Dog Training & Daycare in the Transit Oriented Overlay district). *(P17-22)

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>.