



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, April 25, 2017**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- April 11, 2017 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote to amend the Planning Board Operating Rules (Bylaws).*
- B. 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)
- C. Consideration and possible vote of a Minor Subdivision for Changing Places, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 54A, zoned CBD, located at Third Street (1 new lot). *(P17-20)
- D. Consideration and possible vote of a Site Plan Review for Changing Places, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 54A, zoned CBD, located at Third Street (Proposal is for a 32,534 s.f. mixed use development with a total of 27 parking spaces within the 27,984 sq. ft. paved area). *(P17-02)

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 54A, zoned CBD, located at Third Street (CUP is to allow minimum lot coverage less than 75%). *(P17-27)
- B. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 54A, zoned CBD, located at Third Street (CUP is to allow a rear setback less than 10 ft.). *(P17-28)
- C. Consideration and acceptance of a Site Plan Review for Jeannette Gestapo, LLC, Assessor's Map 37, Lots 8, 9, 10 & 12, zoned B-3, located at 825 Central Avenue (Proposal is to construct a 15,000 s.f. commercial building with 47 parking spaces within the 25,500 s.f. paved area). *(P16-37)
- D. Consideration and acceptance of a Site Plan Review for Changing Places, LLC, (Owner: Jason Wood, et al) Assessor's Map 24, Lots 98, 99, 100, zoned CBD, located at 15, 19, & 21 Mechanic Street (Proposal is to develop a mixed use commercial/residential/flex space building with a 26,805 s.f. total building area and 24 parking spaces within the 7,267 s.f. paved area). *(P17-11)
- E. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC, (Owner: Jason Wood, et al) Assessor's Map 24, Lots 98, 99, 100, zoned CBD, located at 15, 19 & 21 Mechanic Street (CUP is needed for minimum building coverage less than 75% and minimum frontage build-out less than 70%). *(P17-29)
- F. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC, (Owner: Jason Wood, et al) Assessor's Map 24, Lots 98, 99, 100, zoned CBD, located at 15, 19 & 21 Mechanic Street (CUP is needed to allow non-commercial use on the ground floor in units 7-11). *(P17-30)
- G. Consideration and acceptance of a Conditional Use Permit for Christi Haffner, Assessor's Map 7, Lot 17-A, zoned R-20, located 45 Boston Harbor Road (Proposal is to replace an existing single family house and reconfigure driveway and parking within the 100 ft. Conservation District adjacent to the tidal Little Bay). *(P17-23)

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>.