



**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, December 12, 2017**  
Meeting Time: **7:00 pm**

### 1. CITIZENS' FORUM

### 2. APPROVAL OF THE PRIOR MINUTES

- November 14, 2017 Regular Meeting Minutes

### 3. OLD BUSINESS

### 4. NEW BUSINESS

- A. Presentation and discussion on Dover's Impact Fee Study by BCM Planning LLC
- B. Consideration and acceptance of a Conditional Use Permit for 104 Wash Street, LLC c/o Cathartes, (Owner: 104 Wash Street, LLC and City of Dover) Assessor's Map 2, Lots 2, 3, 4, 5, 6, 6A, 7, 8, 8A & 9, zoned CBD-G, located at 104 Washington Street. (Proposal is to allow a 60% lot coverage where 75% is required, 65% frontage build out where 70% is required and to allow part of the ground floor for residential amenities use). \*(P17-65)
- C. Consideration and acceptance of a Site Review for 104 Wash Street, LLC c/o Cathartes, (Owner: 104 Wash Street, LLC and City of Dover), Assessor's Map 2, Lots 2, 3, 4, 5, 6, 6A, 7, 8, 8A & 9, zoned CBD-G, located at 104 Washington Street. (Proposal is for a 5-story, mixed-use development with commercial on the first floor and 130 residential units on the second through fifth floors, providing 98 on-site parking spaces. The project also includes off-site roadway improvements). \*(P17-66)
- D. Consideration and acceptance of Site Review for Salty Sea, LLC, (Owner: Thomas Cauley, Sr.), Assessor's Map 40, Lot 25, zoned B-3, located at 52 Old Rochester Road. (Proposal is to renovate an existing 1,672 sq. ft. residential unit to total 3,664 sq. ft. of commercial space in Bldg A, the removal of the existing garage to construct two buildings. Bldg B is comprised of 2,436 sq. ft. of commercial space on the first floor with 8 residential townhouses in the balance of the building. Bldg C will have 7 residential townhouses). \*(P17-74)
- E. Consideration and acceptance of a Conditional Use Permit for Salty Sea, LLC, (Owner: Thomas Cauley, Sr.), Assessor's Map 40, Lot 25, zoned B-3, located at 52 Old Rochester Road. (Proposal is for 52 parking spaces where 44 are allowed) \*(P17-79)
- F. Consideration and acceptance of a Minor Lot Line Adjustment for Timothy & Cheryl Lindsay Rev. Trust & Robert & Lucilee E. Richard Rev. Trust, Assessor's Map J, Lots 17 & 18A, zoned R-40, located at 4 & 10 Bayview Road. \*(P17-77)
- G. Consideration and acceptance of a Conditional Use Permit for Frederic & Deborah Federlein, Assessor's Map L, Lot 95-1K, zoned R-20, located at 11 Landing Way. (Proposal is for site improvements and construction within the Conservation District) \*(P17-78)

### 5. STAFF COMMENT

### 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](mailto:Dover-Planning@dover.nh.gov). You may also view materials at [www.dover.nh.gov](http://www.dover.nh.gov). Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.