



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Room 306, 61 Locust Street, Dover NH 03820
Meeting Date: **Tuesday, July 24, 2018**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- June 26, 2018 Regular Meeting Minutes

3. OLD BUSINESS

- A. Public Hearing and consideration of amendments to Chapter 170, entitled “Zoning Ordinance” of the code of the City of Dover. Amendments include definitions, Site Plan applicability, dimensional regulations, open space standards, building heights and first floor use, impact fees, transfer of development rights, repairing and nonconforming structures. The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located at <https://bit.ly/2JyZFUE>.*
- B. Subdivision with Transfer of Development Rights for TDAK & Company LLC, Assessor's Map M, Lot 61, zoned R-20, located at 146 Dover Point Road. (Proposal is to construct a private roadway approximately 475 ft. long, 24 ft. wide with a turnaround for emergency vehicles). (11 lots plus open space) (P18-14)

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Subdivision for Richard P. & Katherine C. Towle Revocable Trusts of 1997, Assessor's Map I, Lot 54, zoned R-12, and located at 67 Back River Road. (1 new lot) *(P18-29)
- B. City of Dover Conditional Use Permit for Eversource Energy, Assessor's Map I, Lot 22, (Owner: Jensen's Residential Communities, LLC) located off Brookmoor Road; Assessor's Map I, Lot 29, (Owners: David & Laurie Landry), located at 17 Spruce Lane; Assessor's Map M, Lot 83-9, (Owner: Eric Ferrell) located at 47 Overlook Drive; Assessor's Map M, Lot 83-1, (Owners Marc & Christine Bessette), located at 39 Overlook Drive; and Assessor's Map M, Lot 91-A, (Owner: Townsquare Media Portsmouth, LLC) located at 292 Middle Road. All subject lots zoned R-40. (Proposal is to install grounding rings on existing utility poles in utility easements in five locations. Temporary wetland impacts are 11,351 square feet.) *(P18-33)

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](https://twitter.com/DoverNHPlanning) and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.