



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, August 28, 2018**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- July 24 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and acceptance of a 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 Conditional Use Permit for Tim Patterson / Unitil, in an existing utility easement on 15 properties on Ivan's Lane, Dover Point Road, Toftree Lane, and Constitution Lane. Proposal is to install 3,351 lineal feet of 12" steel gas pipeline underground adjacent to existing pipeline. Temporary wetland buffer impacts are 18,097 sq. ft. and permanent wetland impacts are 1,580 sq. ft.. Temporary Conservation District impacts along Varney Brook are 11,278 sq. ft. and permanent impacts are 1,580 sq. ft. 113 feet of the bank of Varney Brook will be rebuilt. *(P18-32)
- B. Consideration and acceptance of a Conditional Use Permit for STF Development Corp, (Owner: Lee Anne Burns Revocable Trust), Assessor's Map 15, Lot 67, zoned CBD- Downtown Gateway, located at 260 Locust Street. (Proposal is to allow construction of a 5,700 sq. ft. building with the proposed lot coverage of 25.98% less than the minimum of 50% and the frontage build-out of 44.17% which is below the minimum of 60%, 12 units instead of 9.5 units permitted, and lack of brick facade.) *(P18-31)
- C. Consideration and acceptance of a Site Review for STF Development Corp, (Owner: Lee Anne Burns Revocable Trust), Assessor's Map 15, Lot 67, zoned CBD – Downtown Gateway, located at 260 Locust Street. (Proposal is to remove existing structure for construction of "Locust Street Inn" a 5,700 sq. ft. building containing 12 apartment units. Proposal also consists construction of a 428 ft. long private roadway.) *(P18-30)
- D. Consideration and acceptance of a Minor Subdivision for Jan A. & Shannon C. Nedelka, Trustee, Assessor's Map L, Lot 87, zoned R-20, and located at 165 Dover Point Road. (1 new lot) *(P18-40)
- E. Consideration and acceptance of a Conditional Use Permit for the City of Dover, zoned R-12, located along Spruce Lane (between Mast Rd. & Back River Rd.) (Proposal is to construct new concrete sidewalk along the northern side of the recently reconstructed Spruce Lane.) *(P17-14A)
- F. Consideration and acceptance of a Minor Lot Line Adjustment for David W. Vincent, (Owners: Margaret M. Malone Revocable Living Trust & F.L Malone Inc.), Assessor's Map L, Lots 58-B & 59-C, zoned R-20, and located at 321 Dover Point Road. *(P18-42)
- G. Presentation and possible posting of proposed amendments to the Site Review Regulations relative to pest control

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. 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>.