



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, November 13, 2018**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- October 23, 2018 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote of a Site Review for Marker 44 Holdings, LLC, Assessor's Map 24, Lots 114 & 115-B, zoned CBD-G & CWD, located at 87 Portland Ave. & Cocheco St. (Proposal is to leave the existing 2,176 sq. ft. two family dwelling and construct four 3,904 sq. ft. multi-unit apartment buildings containing a total of 32 units and construction of a 24 ft. wide driveway to access both buildings). *(P18-34)
- B. Consideration and possible vote of a Conditional Use Permit for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-Residential, located at 24 Hanson Street. (Proposal is to construct a 6-unit apartment building and 17 parking spaces, with wetland buffer impacts of 127 sq. ft. and Conservation District (20% slopes) impacts of 830 sq. ft.) *(P18-01)
- C. Consideration and possible vote of a Conditional Use Permit for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-Residential, located at 24 Hanson Street. (Proposal is to allow a fourth story on a building where three is the maximum). *(P18-44)
- D. Consideration and possible vote of a Site Review for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-Residential, located at 24 Hanson Street. (Proposal is to demolish the existing garage and replace with a six (6) unit apartment building. The lot contains an existing five (5) unit building which would remain.) *(18-02)

4. NEW BUSINESS

- A. Consideration and acceptance of a Site Review Amendment for Johnson Creek Village (Owner: Aramis Black/Real McKoy LLC), Assessor's Map H, Lot 1, zoned B-4, located at 301 Durham Road. (Proposal is to change the classification from Elderly Assisted Care to Assisted Living, increasing beds from 12 to 24, adding parking, lighting and other minor changes). *(P15-38A)
- B. Consideration and acceptance of a Conditional Use Permit for White Water Car Wash & Detail Center, LLC, (Owner: Danvin Court One LLC & Danvin Court Two LLC), Assessor's Map 4, Lot 17, zoned CBD-General, and located at 525 Central Avenue. (Proposal is to remove self car washing building and detail center, selective demolition of pavement and concrete, repave and install vacuum hoses. The building coverage will be approximately 22% whereas 75% is required.) *(P18-50)
- C. Consideration and acceptance of a Lot Line Adjustment for Hot Corner Productions, LLC (Owner: Richard and Anna Kay Irrevocable Trust), Assessor's Map G, Lots 29 & 29-B, zoned I-2, and located at 45 Littleworth Road. (Proposal is to adjust the boundary lines moving a 50 ft wide strip of land to lot 29B from Lot 29). *(P18-51)
- D. Consideration and acceptance of a Minor Subdivision for Jennifer Morin, Assessor's Map C, Lot 48, zoned R-40, and located at 371 Tolend Road. (1 new lot). *(P18-53)
- E. Consideration and acceptance of a plat for Jason Magness and Rachel Engleman, Assessor's Map 33, Lot 100, zoned R-12 and located at Iona Avenue. (Proposal is to formalize an existing lot). *(P18-54)
- F. Consideration and acceptance of a Minor Subdivision for Revern and Vethana Norasing, Assessor's Map G, Lot 24Q, zoned R-20, and located at 17 Atina Way. (One new lot). *(P18-52)

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>.