



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 11, 2018**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- November 13, 2018 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and acceptance of a Site Review 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. Presentation of proposed revisions to Architectural Design Guidelines in the CBD

4. NEW BUSINESS

- A. Consideration and acceptance of a Site Review for R & P Singh LLC, (Owner: Aranosian Oil Co., Inc.), Assessor's Map 15, Lot 71, zoned B-5, located at 52 Central Avenue. (Proposal is to add a drive-thru service window). *(08-09A)
- B. Consideration and possible vote of a compliance hearing regarding the architectural renderings for a previously approved Amended Site Plan for Hellenic Realty Partners, LLC, Assessor's Map 2, Lot 119, zoned CBD-General, located at 333 Central Avenue. *(P18-04B)
- C. Consideration and acceptance of a Conditional Use Permit for Tedeschi Contracting, LLC, Assessor's Map A, Lot 52-D, zoned R-40, located at 11 Sandy Lane. (Proposal is to replace a septic system within a wetland protected district). *(P18-62)
- D. Consideration and acceptance of a Subdivision using Transfer of Development Rights for R.V. Paolini Construction LLC, Assessor's Map M, Lot 6, zoned R-40, located at 56-58 Dover Point Road. (Proposal is to construct 6 single family detached homes and 1 garage as well as a 400 ft long private roadway.) *(P18-45)
- E. Consideration and acceptance of a plat for Jason Magness and Peter & Rachel Engleman, Assessor's Map 33, Lots 100 & 96, zoned R-12 and located at Iona Avenue. (Proposal is to formalize existing lots). *(P18-54)
- F. Consideration and acceptance of a Conditional Use Permit for Kimberly Wesson Revocable Trust, Assessor's Map 8, Lot 3, zoned LBW, located at 407 Dover Point Road. (Proposal is for the repair and replacement of 113 ft. of existing granite block wall and stone revetment, with temporary tidal wetland impacts of 751 sq. ft. and 1,796 sq. ft. of tidal buffer zone and Conservation District impacts adjacent to Little Bay). *(P18-55)
- G. Consideration and acceptance of a Lot Line Adjustment for Varney Brook Lands, LLC, (Owner: Pointe Place Development, LLC and Varney Brook Lands LLC), Assessor's Map K, Lots 19, 19-4, 19-5, zoned ETP (RCM Overlay), located at Pointe Place. *(P18-61)
- H. Consideration and acceptance of an Amendment to the conditions for a previously approved Subdivision Plan for TDAK & Company LLC, Assessor's Map 35, Lot 57, zoned R-12, located at 99 Sixth Street. (Proposal is to replace fence with arborvitae). *(P18-07A)
- I. Consideration and acceptance of a Minor Subdivision for Jeff White (Owner: K & R Towle Trustees and K & R Towle Revocable Trust 97), Assessor's Map J, Lot 12, zoned R-40, located at Old Garrison Road. (2 new lots) *(P18-63)

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>.