



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, April 23, 2019**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. ELECTION OF VICE CHAIR

3. APPROVAL OF THE PRIOR MINUTES

- April 9, 2019 Regular Meeting Minutes

4. OLD BUSINESS

5. NEW BUSINESS

- A. Consideration and acceptance of a Minor Subdivision for David W. Vincent, LLS, (Owner: Valerie A. Chenevert Irrevocable Trust), Assessor's Map M, Lot 102, zoned R-40, located at 277 Middle Road. (2 new lots) *(P19-28)
- B. Consideration and acceptance of a Minor Subdivision for Knox Marsh Development LLC, (Owner: Michael & Gaye Dean), Assessor's Map 38, Lot 32-1, zoned R-12, and located at 7 Glenwood Avenue. (Proposal is to subdivide the existing lot into two lots).*(P19-31)
- C. Consideration and acceptance of a Conditional Use Permit for Eversource Energy, (Owners: David & Laurie Landry and Christopher Lacasse), Assessor's Map I, Lots 29 and 29-D, zoned R-40, located at 17 & 19 Spruce Lane. (Proposal is to replace an existing utility pole structure in a utility easement within the 50-foot wetland buffer. Temporary wetland buffer impacts are 4,461 s.f.). *(P19-32)
- D. Consideration and acceptance of a Conditional Use Permit for Amer Fakhoury & Micheline Elias, Assessor's Map 4, Lot 40, zoned CBD – General, and located at 6-12 Preble Street. (Proposal is to allow a building that provides 37.6% lot coverage, where a minimum lot coverage of 75% is required). *(P19-12)
- E. Consideration and acceptance of a Site Review for Amer Fakhoury & Micheline Elias, Assessor's Map 4, Lot 40, zoned CBD – General, and located at 6-12 Preble Street. (Proposal is to construct a four-story building and driveway with parking. The building will consist of 12 apartment units on the upper three floors, and approx. 1,811 s.f. of commercial space on the first floor). *(P19-11)
- F. Consideration and acceptance of a Lot Line Adjustment for Invictus Holdings, LLC, c/o Summit Land Development, LLC (Owners: Invictus Holdings, LLC c/o Summit Land Development, LLC & H53 Mast Road LLC), Assessor's Map H, Lots 48 & 53, zoned R-40, located at Cold Springs Road & 17 Stonewall Drive. *(P19-33)
- G. Consideration and acceptance of a Minor Subdivision for Kevin P & Karen M Coppinger, Assessor's Map M Lot 40, zoned R-12, and located at 39 Gerrish Road. (Proposal is to subdivide the existing lot into two lots). *(P19-34)
- H. Consideration and acceptance of a Site Review for Little Bay Marina & Development, LLC, Assessor's Map 8, Lots 9, 10, 11, & 12, zoned LBW, located at 421, 423, 425, and 427 Dover Point Road. (Proposal is to develop a condominium containing 23 units plus marina/marina office with 1 ADU and 27 parking spaces. This project has TDR approval from the Planning Board). *(P19-04)
- I. Consideration and acceptance of a Conditional Use Permit for Little Bay Marina & Development, Assessor's Map 8, Lots 9, 10, 11, & 12, zoned LBW, located at 421, 423, 425, and 427 Dover Point Road. (Proposal will impact 2,304 sq. ft. of non-tidal wetlands, the total area of the 100' tidal buffer is 58,203 sq. ft. and the 50' buffer area to be impacted will be 15,579 sq. ft.). *(P19-05)

6. STAFF COMMENTS

7. MEMBER COMMENTS

8. 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>.