



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, May 28, 2019**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- May 14, 2019 Regular Meeting Minutes

3. OLD BUSINESS

- A. Public hearing and vote to adopt of the posted Architectural Design Standards in Chapter 149. The full text of the amendments is available in Planning Department & at www.dover.nh.gov located under City Documents & View Current City Reports.*

4. NEW BUSINESS

- A. Public hearing and consideration of a request for an excavation permit by Brox Industries, Inc., Assessor's Map C, Lots 12A, 13 & 14, zoned R-40, located on Rochester Neck Road/Tolend Road. *(P19-39)
- B. Public hearing and consideration of a request for an excavation permit by Candia South Branch Holdings, LLC, Assessor's Map H, Lots 59, 60 & 61, zoned I-4, located on Mast Road. *(P19-40)
- C. Consideration and acceptance of a Conditional Use Permit 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 will create 2,304 sq. ft. of wetlands impact, 15,579 sq. ft. of 50 foot wetland buffer impact and 58,203 sq. ft. of Conservation District impact on tidal Little Bay. Additionally 4,300 sq. ft. of a soil causeway is proposed to be replaced in the Conservation District.). *(P19-05)
- D. 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 dwelling unit and 27 parking spaces. This project has TDR approval from the Planning Board). *(P19-04)
- E. Consideration and acceptance of a Site Review for Northern Pool & Spa (Owner: 29 Littleworth Road LLC) Assessor's Map G, Lot 6, zoned I-4, and located at 29 Littleworth Road. (Proposal is to construct an 11,728 sq. ft. office and warehouse. Other improvements include access and parking areas, stormwater treatment and an on-site wastewater disposal field). *(P19-26)
- F. Consideration and acceptance of a Conditional Use Permit for One First Dover, LLC, Assessor's Map 6, Lot 20, zoned CDB-G, and located at 1 First Street. (Proposal is to allow a sixth story building in an area that only allows five). *(P19-17)
- G. Consideration and acceptance of a Site Review for One First Dover, LLC, Assessor's Map 6, Lot 20, zoned CBD-G, and located at 1 First Street. (Proposal is to raze the existing building and construct a five to six story building containing 71 residential units and 4 street-level commercial spaces totaling 6,199 sq. ft. The proposal includes a lower level parking garage containing 29 parking spaces). *(P19-16)

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 DoverPlanning@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>.