



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

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- June 25, 2019 Regular Meeting Minutes

3. OLD BUSINESS

- A. Public hearing and possible vote on an amendments to Chapter 170, entitled “Zoning Ordinance” of the code of the City of Dover. Amendments include revising terminology, references, footnotes, fees, height of fences, and architectural and streetscape standards including solar. 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. Consideration and acceptance of a Minor Lot Line Adjustment for Margaret M. Gabriel Revocable Trust, (Owners: Margaret M. Gabriel Trustee and Jeffrey P. & Karen L. Wills), Assessor's Map L, Lots 98, 98C & 101, zoned R-20, and located at 262 & 262 ½ Dover Point Road. *(P19-47)
- B. Consideration and acceptance of a Minor Lot Line Adjustment for Christopher Jon Prior, (Owners: Christopher Jon Prior and City of Dover), Assessor's Maps K & 22, Lots 5 & 42, zoned R-12 & CWD, and located at 150 Henry Law Ave & Towne Dr. *(P19-48)
- C. Consideration and acceptance of a Minor Lot Line Adjustment for the City of Dover, (Owners: City of Dover and Candia South Branch Holdings, LLC), Assessor's Map H, Lots 58 & 59, zoned I-4, and located at 273 & 325 Mast Road. *(P19-53)
- D. Consideration and acceptance of a Minor Subdivision for Edward J Jr. & Ahn C Murphy, Assessor's Map N Lot 13C, zoned R-40, and located at Country Club Estates Drive. (1 new lot) *(P19-46)
- E. Consideration and acceptance of a Request to use Transfer of Development Rights to purchase 2 additional units for STF Development Corporation, Assessor's Map 24, Lot 2A-1, zoned RM-U, and located at 14 Waverly Drive. (Proposal is to purchase 2 additional units and construct a duplex with four additional parking spaces including on the abutting lot). *(P19-54)
- F. Consideration and acceptance of a Minor Subdivision for Queen City Holdings LLC, (Owners: Hot Corner Productions, LLC), Assessor's Map G, Lot 29, zoned I-2, and located at Littleworth Road. (2 new lots). *(P19-22)
- G. Consideration and acceptance of an Amendment of a previously approved Site Plan for Hellenic Realty Partners, LLC, Assessor's Map 2, Lot 19, zoned CBD-G located at 333 Central Avenue. (Proposal is to revise a Site Plan *[previously amended on December 11, 2018]* to add two additional floors to the existing footprint, change second floor to residential, creating 14 new residential units, totaling 32 new units). *(P18-04C)
- H. Consideration and acceptance of a Minor Lot Line Adjustment for Darlene Colwell – Ellis Trustee (Owners: Darlene Colwell-Ellis Trustee and City of Dover and Irene R Carrier Trustee), Assessor's Map 6, Lots 54D & 54C, zoned CBD-G, located at 10 Fourth Street. *(P19-08)
- I. Consideration and acceptance of a Conditional Use Permit for Darlene Colwell – Ellis Trustee (Owners: Darlene Colwell-Ellis Trustee and City of Dover) Assessor's Map 6, Lots 54D, 54C, & 54E, zoned CBD-G, located at 10 Fourth Street. (Proposal is for a 6.5' rear setback instead of the 10' required) *(P19-06)
- J. Consideration and acceptance of a Site Review for for Darlene Colwell – Ellis Trustee (Owners: Darlene Colwell-Ellis Trustee and City of Dover), Assessor's Map 6, Lots 54D & 54C, zoned CBD-G, located at 10 Fourth Street. (Proposal is to demolish the existing building and construct a 4,300 sq. ft. new mixed use building with commercial offices on the first floor and residential units above). *(P19-03)

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@doover.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>.