



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 10, 2019**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- November 12, 2019 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and possible posting of amendments to Chapter 149, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include updating terms, and titles, as well as revising references to State Statutes. The full text of the amendments is available in Planning Department & at www.dover.nh.gov located under City Documents & View Current City Reports.
- B. Consideration and possible posting of amendments to Chapter 155, entitled "Subdivision of Land" of the code of the City of Dover. Amendments updating terms, and titles, as well as revising references to State Statutes.. The full text of the amendments is available in Planning Department & at www.dover.nh.gov located under City Documents & View Current City Reports.
- C. Consideration and possible adoption of Recodification for Subdivision of Land and Site Review Regulations.
- D. Consideration and acceptance of a Conditional Use Permit for the City of Dover, Assessor's Map H, Lot 58, zoned I-4, located at 271 Mast Road. (Proposal is to construct a replacement artificial recharge facility on the Bellamy River with 500 s.f. of permanent wetlands impact and a temporary wetland impact of 1,450 s.f.) *(P19-82)
- E. Consideration and acceptance of a Conditional Use Permit for Eversource Energy, Assessor's Map I, Lot 22, owned by Jensen's Inc., at 13 Brookmoor Road, zoned R-40, and Assessor's Map M, Lot 91-A, owned by Townsquare Media Portsmouth, LLC located at 292 Middle Road, zoned R-40. (Proposal is to replace five existing utility pole structures in a utility easement, with temporary wetland impacts of 12,692 s.f. and temporary 50-foot wetland buffer impacts of 45,838 s.f.) *(P19-78)
- F. Consideration and acceptance for a Site Review for Industrial Tower and Wireless, LLC, (Owners: Peter & Susan Rousseau), Assessor's Map K, Lot 1, zoned R-40, and located at 200 Henry Law Avenue. (Proposal is to construct a 150' communications tower and 80'x 80" compound with driveway.) *(P19-77)
- G. Consideration and acceptance of a Lot Line Adjustment for 46 Venture Drive Properties, LLC., (Owner: Hussey Manufacturing Technology, LLC) Assessor's Map D, Lots 11-2 & 13-4, zoned I-4, and located at 44 Venture Drive. *(P19-70)
- H. Consideration and acceptance of a Conditional Use Permit for 46 Venture Drive Properties, LLC., (Owner: Hussey Manufacturing Technology, LLC.) Assessor's Map D, Lot 11-2, zoned I-4, and located at Venture Drive. (Impacting 2,669 s.f. of steep slopes greater than 20%.) *(P19-68)
- I. Consideration and acceptance of a Site Review for 46 Venture Drive Properties, LLC., (Owner: Hussey Manufacturing Technology, LLC) Assessor's Map D, Lot 11-2, zoned I-4, and located at Venture Drive. (Proposal is to construct a commercial building with 13,500 s.f. of retail space and 1,500 s.f. of office space as well as 2 driveways and 26 parking spaces.) *(P19-67)



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 10, 2019**
Meeting Time: **7:00 pm**

- J. Consideration and acceptance of a Conditional Use Permit for Chris Meyer & Nick Couturier, (Owner: Trinket Realty LLC), Assessor's Map 4, Lot 5, zoned CBD-General, and located at 14 Broadway, (Proposal is to use the building for a self-storage facility as well as private assigned outdoor parking spaces) *(P19-83)
- K. Consideration and acceptance of a Lot Line Adjustment for 499 & 503 Tolend Road, (Owners: Denise & Kirk Purington & Tyrso Carvalho-Filho), Assessor's Map C, Lots 42-E & 42, zoned R-40, and located at 499 & 503 Tolend Road. *(P19-84)

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>.