



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, February 25, 2020**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- February 11, 2020 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Lot Line Adjustment for Timothy Belanger, (Owner: Sandra G. Nevins), Assessor's Map 27, Lots 165 & 165A, zoned R-12, and located at 17 Hill Street. *(P20-12)
- B. Consideration and acceptance of a Transfer of Development Rights for Timothy Belanger, (Owner: Sandra G. Nevins), Assessor's Map 27, Lot 165, zoned R-12, and located at 17-19 Hill Street. (Proposal is to use TDR to build a duplex where single family dwellings are only permitted). *(P20-13)
- C. Consideration and acceptance of a Conditional Use Permit for Chad & Heather Holleman, Assessor's Map L, Lot 11, zoned R-20, located at 21 Nute Road. (Proposal is for a new single family house and accessory dwelling unit to replace an existing house adjacent to the tidal Bellamy River, with 5,190 sq. ft. of permanent tidal buffer zone impact and 4,167 sq. ft. of temporary tidal buffer zone impact). *(P20-10)
- D. Consideration and acceptance of an Amendment to a previously approved Site Review for Little Bay Marina & Development, LLC., Assessor's Map 8, Lots 9, 10, 11, & 12, zoned LBW, and located at 421, 423, 425, and 427 Dover Point Road. (Proposal is to relocate units per NH DES. The previous approval was for purchasing 2 units through TDR in addition to the 23 units plus marina/marina office with 1 dwelling unit and 27 parking spaces). *(P19-04A)
- E. Consideration and acceptance of a Request to use Transfer of Development Rights for a Subdivision for DRVP Development, LLC., Assessor's Map 14, Lot 10-G, zoned R-12, and located at Cataract Avenue. (Proposal is to subdivide one lot into 12 by purchasing 1.5 units through TDR and building 10 new single family homes). *(P19-80)
- F. Consideration and acceptance of a Conditional Use Permit for DRVP Developers, LLC., Assessor's Map 14, Lot 10-G, zoned R-12, located at 40A Cataract Avenue. (Proposal is for 10 single family units along a 700 foot long road and associated drainage, creating 387 s.f. of wetlands impact and 5,979 s.f. of 50 foot wetland buffer impact). *(P19-81)
- G. Consideration and possible vote on posting the proposed Rezoning and non- syntax/renumbering Amendments to Chapter 170 and the associated Zoning Tables. The full text of the amendments is available in Planning Department & at www.dover.nh.gov located under meeting materials and on the Planning Department page.

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 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>.