



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 26, 2020**
Meeting Time: **7:00 pm**

IN RESPONSE TO THE COVID-19 CORONAVIRUS, AND IN ACCORDANCE WITH RECOMMENDATIONS BY STATE AND FEDERAL HEALTH OFFICIALS LIMITING PUBLIC GATHERINGS, THE PUBLIC IS ENCOURAGED TO TEMPORARILY ACCESS PUBLIC MEETINGS REMOTELY, INCLUDING CABLE TELEVISION AND ONLINE STREAMING, AND SUBMIT COMMENTS FOR PUBLIC HEARINGS AND CITIZEN'S FORUM IN WRITING BY EMAIL: PlanningBoard-All@dover.nh.gov OR POSTAL MAIL ADDRESSED TO: PLANNING DEPARTMENT, CITY OF DOVER, 288 CENTRAL AVENUE, DOVER, NH 03820. THE PUBLIC MAY ALSO SUBMIT COMMENTS BY LEAVING A VOICE MESSAGE AT: 516-MEET (6338). PRECAUTIONS IN PUBLIC MEETING ROOMS WILL INCLUDE LIMITING THE NUMBER OF PEOPLE TO 10, THE USE OF OVERFLOW SPACE IF NECESSARY, AND THE REMOTE PARTICIPATION BY SOME BOARD MEMBERS.

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- May 12, 2020 Regular Meeting Minutes

3. OLD BUSINESS

- A. Public Hearing to consider amendments to Chapter 170, entitled "Zoning Ordinance" of the code of the City of Dover. Amendments include revising terms, syntax and numbering. The full text of the amendments is available through the Planning Department. View the amendments on the City's website at <https://bit.ly/2QBNiZq> or request a copy be emailed. This the fourth of 4 public hearings on these amendments.*
- B. Public Hearing to consider amendments to Chapter 170, entitled "Zoning Ordinance" of the code of the City of Dover. Amendments include revising the Transfer of Development Right's Ordinance, Sign Ordinance, creating an Alternative Energy Ordinance, creating a Gateway Zone from existing areas of the Office, Downtown Gateway, and other zones, eliminating the I-1 and B-1 zones, merging the B-3, B-4 and B-5 zones into a Commercial (C) zone, rezoning the I-2 zone to Commercial Manufacturing, merging the I-4 and ETP zones into a Innovative Technology (IT) zone and updating the Residential Commercial Mixed Use Overlay District. The full text of the amendments is available through the Planning Department. View the amendments on the City's website at <https://bit.ly/2QBNiZq> or request a copy be emailed. This the fourth of 4 public hearings on these amendments.*
- C. Public hearing on Proposed Amendments to the FFY15-19 Consolidated Plan & FFY19 Annual Action Plan. All persons wishing to speak on the Amendments are urged to attend.*
- D. Public hearing on the Proposed CDBG FFY20-24 Consolidated Plan & FFY20 Annual Action Plan. All persons wishing to speak on either Plan are urged to attend.*
- E. Public hearing on Proposed CARES Act Allocations from the first round of CARES Act disbursements to Local Jurisdictions. All persons wishing to speak on the Proposed CARES Act Allocations are urged to attend.*
- F. Consideration and possible vote of an Amendment to a Previously Approved Site Plan for Washington Street Mill, LLC, Assessor's Map 23, Lot 14, zoned CBD-General, located at 1 Washington St. (Proposal is to convert commercial space into 36 residential units with some site improvements) *(P17-46A)
- G. Consideration and possible vote of a Minor Lot Line Adjustment for First Street at Garrison, LLC, (Owners: First Street at Garrison, LLC, First Street at Chestnut LLC & City of Dover), Assessor's Map 6, Lots 3-1 & 9, zoned CBD-General, located on First Street and Chestnut Street. *(P20-27)

4. NEW BUSINESS

- A. Consideration and acceptance of an Amendment to a previously approved Site Review for V.M.D. Companies, LLC., (Owners: VMD Equities DVR LLC, c/o V.M.D. Companies, LLC), Assessor's Map 11, Lot 2, zoned B-3, and located at Sterling Way. (Proposal is for a 14,927 s.f. retail store to replace the previously approved 2,930 s.f. bank as well as decreasing the medical office building from 66,000 s.f. to 60,264 s.f. and 382 parking spaces to 333). *(P15-56A)
- B. Consideration and acceptance of a Minor Lot Line Adjustment for Michael R. Towle & Julie Burell Crabtree, Bryan L. & Aimee M. Towle & Richard P. & Katherine C. Towle Revocable Trust, Assessor's Map I, Lots 54D, 54B, 54 & 54E, zoned R-12, located on Back River Road. *(P20-28)
- C. Consideration and acceptance of a Minor Subdivision for Matthew & Ashley Hawkins Trustees, Hawkins Family Revocable Trust, Assessor's Map 30, Lot 88, zoned CBD-Mixed Use, located on 31 Sixth Street. (1 new lot) *(P20-29)
- D. Consideration and acceptance of an Amendment to a Previously Approved Site Plan for Little Bay Marina & Development, LLC, Assessor's Map 8, Lots 9, 10, 11, 12-421 and 12-423, zoned LBW, located at 425 & 427 Dover Point Road. (Request is to pay TDR fees at Building Permit, not prior to signing the plan) *(P18-41B)
- E. Consideration and possible adoption of the 2020 Culture and Recreation Chapter of the Master Plan*

5. STAFF COMMENT

6. MEMBER COMMENTS



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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.