



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, June 23, 2020**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- June 9, 2020 Regular Meeting Minutes

3. OLD BUSINESS

- A. Public Hearing and possible vote on 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 5th public hearings on these amendments.*
- B. Public Hearing and possible vote on 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, 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 an 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 5th public hearings on these amendments.*
- C. Consideration and possible vote of a Request to use Transfer of Development Rights for a Subdivision for Robert Baldwin, Assessor's Map I, Lot 30, zoned R-40, located at 144 Mast Road. (Proposal is to subdivide one lot into four by purchasing three units via TDR)*(P20-35)

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Subdivision for Thomas & Evelyn Backowies, Assessor's Map 26, Lot 9, zoned Gateway, located at 99-101 Broadway. (1 new lot) *(P20-26)
- B. Consideration and acceptance of a Conditional Use Permit for Thomas & Evelyn Backowies, Assessor's Map 26, Lot 9, zoned Gateway, located at 99-101 Broadway. (Proposal is to allow a front build out of 44.5%, where a 60% minimum is required). *(P20-37)
- C. Consideration and acceptance of a Conditional Use Permit for Thomas & Evelyn Backowies, Assessor's Map 26, Lot 9, zoned Gateway, located at 99-101 Broadway. (Proposal is to allow a 21.5% lot coverage, where 50% is required).*(P20-38)
- D. Consideration and acceptance of a Conditional Use Permit for Thomas & Evelyn Backowies, Assessor's Map 26, Lot 9, zoned Gateway, located at 99-101 Broadway. (Proposal is to allow 2.5% lot coverage, where 50% is required). *(P20-39)

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.