



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, January 28, 2025**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- January 11, 2025 Special Meeting Minutes and January 14, 2025 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- Consideration and acceptance of a Lot Line Adjustment for Robert S. Mairs Revocable Trust, George Maglaras & Robert S. Mairs Trustee, & George Maglaras, Assessor's Map 24, Lots 141, 140 & 139, zoned CWD, located at 5, 11, and 31 Cocheco Street. *(LOTA-2024-0013)
- Consideration and acceptance of Transfer of Development Rights for 5 Sherman Street, LLC, Assessor's Map 19, Lot 8, zoned R-12, located at 103 Court Street. (Proposal is to purchase four (4) units through TDR.) *(TRAN-2024-0011)
- Consideration and acceptance of Site Review for 5 Sherman Street, LLC, Assessor's Map 19, Lot 8, zoned R-12, located at 103 Court Street. (Proposal is to maintain an existing single-family dwelling, construct a two-family dwelling that is deed-restricted to Fair Market Rent, and construct four (4) new size-restricted single-family homes for a total of seven (7) dwelling units. *(SITE-2024-0012)
- Consideration and acceptance of a Minor Subdivision for Allen & Major Associates, Inc., (Owners: 114 Silver Street Group, LLC), Assessor's Map 12, Lot 148, zoned HR, located at 114 Silver Street. (Proposal is to subdivide the parcel to make one (1) new lot for a total of two (2) lots.) *(SUBM-2024-0001)
- Consideration and acceptance of a Conditional Use Permit for Allen & Major Associates, Inc., (Owners: 114 Silver Street Group, LLC), Assessor's Map 12, Lot 148, zoned HR, located at 114 Silver Street. (Proposal is to convert a single-family residential home to a 4-unit residential dwelling within the Heritage Residential Zoning District.) *(COND-2024-0011)
- Consideration and acceptance of a Conditional Use Permit for Allen & Major Associates, Inc., (Owners: 114 Silver Street Group, LLC), Assessor's Map 12, Lot 148-1, zoned HR, located at 114 Silver Street. (Proposal is to construct a new 4-unit, residential dwelling in the Heritage Residential Zoning District.) *(COND-2024-0012)
- Consideration and acceptance of a Site Review for Allen & Major Associates, Inc., (Owners: 114 Silver Street Group, LLC), Assessor's Map 12, Lot 148 & 148-1 zoned HR, located at 114 Silver Street. (Proposal is to convert an existing single-family home into a 4-unit residential dwelling on the parent lot and to construct a 3-story, 4-unit residential dwelling on the proposed subdivided lot with eight (8) associated parking spaces for each building.) *(SITE-2024-0006)

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>. The public is encouraged to leave comments in advance by emailing Dover-Planning@dover.nh.gov, or mailing written comments to Planning Board, Dover City Hall, 288 Central Ave., Dover, NH 03820. Messages must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment.