



**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, May 13, 2025**  
Meeting Time: **7:00 pm**

### 1. CITIZENS' FORUM

### 2. APPROVAL OF THE PRIOR MINUTES

- April 22, 2025 Regular Meeting Minutes

### 3. OLD BUSINESS

### 4. NEW BUSINESS

- A. Consideration for acceptance and a public hearing for an excavation permit by Owner: Stephen M. Brox Revocable Indenture of Trust (Applicant: Brox Industries, Inc.), Assessor's Map C, Lots 12-A, 13 & 14, zoned R-40, located on Glen Hill Road, Rochester Neck Road/Tolend Road. \*(P25-01)
- B. Consideration for acceptance and a public hearing for an excavation permit by Branch Brook Holdings, LLC, Assessor's Map H, Lots 59, 60, 60A, 61 & 62, zoned IT, located on Mast Road. \*(P25-02)
- C. Consideration and acceptance of a Lot Line Adjustment for Smith & Pospesil Land Surveying Company, LLC (Owners: Croisietiere Family Revocable Trust & Coldstream Properties, LLC) Assessor's Map I, Lots 129 & 132, zoned IT, located at 308 Durham Road Dover, NH and 314 Route 108 Madbury, NH. \*(LOTA-2025-0004)
- D. Consideration and acceptance of Transfer of Development Rights for Berry Surveying and Engineering, (Owners: Richardson Estates of Dover, LLC and Mohamed & Lisa K. Hamcha), Assessor's Map 35, Lots 64 and 72, zoned R-12, located 141 Sixth Street and 5 Dowaliby Court. (Proposal is to purchase eight (8) units through TDR.) \*(TRAN-2025-0003)
- E. Consideration and acceptance of a Conditional Use Permit for 210 Tolend Road, LLC, Assessor's Map F, Lot 3, zoned R-40, located at 210 Tolend Road. (Proposal seeks to allow 25% impervious surface coverage within the Secondary Groundwater Protection District, where up to 20% is allowed.) \*(COND-2025-0007)
- F. Consideration and acceptance of Open Space Subdivision for Trittech Engineering Corp, (Owner: 210 Tolend Road, LLC), Assessor's Map F, Lot 3, zoned R-40, located at 210 Tolend Road. (Proposal is for an Open Space Subdivision that will create five lots, including one lot for the development of 29 cluster units, one lot with an existing single-family home, one buildable vacant lot, and two lots to be conserved as open space areas.) \*(SUBD-2025-0001)

### 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](mailto:Dover-Planning@dover.nh.gov). You may also view materials at [www.dover.nh.gov](http://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](mailto: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.