



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 27, 2025**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- May 13, 2025 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Transfer of Development Rights for Fergus & Jennifer Cullen, Assessor's Map B, Lot 4-F, zoned R-40, located at 566 Sixth Street. (Proposal is to purchase three (3) units through TDR for a total of five (5) units.) *(TRAN-2024-0014) *(This item was continued from the April 22, 2025 Planning Board Meeting)*
- B. Consideration and acceptance of a Minor Subdivision for Fergus & Jennifer Cullen, Assessor's Map B, Lot 4-F, zoned R-40, located at 566 Sixth Street. (Proposal is to subdivide one (1) lot into three (3) lots through TDR.) *(SUBM-2024-0005) *(This item was continued from the April 22, 2025 Planning Board Meeting)*
- C. Consideration and acceptance of Transfer of Development Rights for 25 Dover Point, LLC, Assessor's Map K, Lot 35, zoned R-12, located at 25 Dover Point Road. (Proposal is to purchase eighteen (18) units through TDR.) *(TRAN-2025-0001) *(This item was continued from the April 22, 2025 Planning Board Meeting)*
- D. Consideration and acceptance of Transfer of Development Rights for 25 Dover Point, LLC, Assessor's Map K, Lot 26, zoned R-12, located at 28 Dover Point Road. (Proposal is to purchase four (4) units through TDR.) *(TRAN-2025-0002) *(This item was continued from the April 22, 2025 Planning Board Meeting)*
- E. Consideration and acceptance of a Conditional Use Permit for 5 Sherman Street, LLC, Assessor's Map H, Lot 47-A and Lot 50-6, zoned R-40, located at 1 Cold Springs Road. (Proposal is for disturbance of 7,145 square feet of steep slope through excavation.) *(COND-2024-0029)
- F. Consideration and acceptance of a Conditional Use Permit for 5 Sherman Street, LLC, Assessor's Map H, Lot 47-A, zoned R-40, located at 1 Cold Springs Road. (Proposal is for a residential development with 36.56% impervious surface coverage where 20% coverage is allowed in the Secondary Groundwater Protection Zone.) *(COND-2025-0006)
- G. Consideration and acceptance of a Conditional Use Permit for 5 Sherman Street, LLC, Assessor's Map H, Lot 47-A, zoned R-40, located at 1 Cold Springs Road. (Proposal is for 24 parking spaces where 16 would be allowed.) *(COND-2024-0030)
- H. Consideration and acceptance of a Transfer of Development Rights for 5 Sherman Street, LLC, Assessor's Map H, Lot 47-A, zoned R-40, located at 1 Cold Springs Road. (Proposal is to purchase six (6) units through TDR.) *(TRAN-2024-0012)
- I. Consideration and acceptance of a Site Plan for 5 Sherman Street LLC, Assessor's Map H, Lot 47-A, zoned R-40, located at 1 Cold Springs Road. (Proposal is to construct seven (7) single-family homes and maintain an existing single-family home for a total of eight (8) units and 24 parking spaces.) *(SITE-2024-0015)
- J. Consideration and possible posting on the proposed Amendments regarding Chapter 170 (Zoning Ordinance). The full text of the amendments is available in the Planning Department and 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 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



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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.