



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, June 10, 2025**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- May 27, 2025 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. ~~Consideration and acceptance of a Conditional Use Permit for Crosby 180, LLC, Assessor's Map G, Lot 1-A, zoned CM, located at 180 Crosby Road. (Proposal is to allow wetland buffer impacts totaling 1352 s.f. associated with site improvements and the construction of a loading dock addition to the existing facility.) *(COND-2025-0010) (This item to be continued to June 24, 2025 Planning Board Meeting)~~
- B. ~~Consideration and acceptance of a Site Plan for Crosby 180, LLC, Assessor's Map G, Lot 1-A, zoned CM, located at 180 Crosby Road. (Proposal is to construct a loading dock addition to an existing manufacturing facility, along with site improvements.) *(SITE-2025-0005) (This item to be continued to June 24, 2025 Planning Board Meeting.)~~
- C. Consideration and acceptance of a Lot Line Adjustment for Raghbir Singh, Assessor's Map H, Lots 14-D, 14-D-1 and 14-D-2, zoned R-20, located at 4, 8, and 12 Zeland Drive. (Proposal is to adjust the lines between 3 parcels.) *(LOTA-2025-0005)
- D. Consideration and acceptance of a Minor Subdivision for 5 Sherman Street, LLC, Assessor's Map 12, Lot 138, zoned HR, located at 46 Rutland Street. (Proposal is to subdivide lot into two (2) new lots, for a total of three (3) lots.) *(SUBM-2025-0003)
- E. 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 fourteen (14) units through TDR, for a total of twenty-one (21) units.) *(TRAN-2025-0001) *(This item was continued from the May 27, 2025 Planning Board Meeting)*
- F. ~~Consideration and acceptance of a Transfer of Development Rights for Drowned Valley Holdings, LLC, Assessor's Map 37, Lot 43, zoned R-12, located at 11 Roosevelt Avenue. (Proposal is to request one (1) unit through TDR, for a total of two (2) residential units.) *(TRAN-2025-0005) This item to be continued to June 24, 2025 Planning Board Meeting.~~
- G. Consideration and acceptance of a Conditional Use Permit for Summit Land Development, Inc., Assessor's Map G, Lots 2, 2-1, 2-1A, 2-1B, 2-2, 29, 29-A, 29-C, 30-B (Owners: Westfield, LLC and Terra Nova Properties, LLC) and Assessor's Map G, Lot 19-B (Owner: City of Dover, NH), zoned CM, located at Littleworth Road. (Proposal is to establish a Residential Commercial Mixed-Use (RCM) District as part of a mixed-use commercial and residential master concept plan.) *(COND-2025-0009)

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.