



**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, June 24, 2025**  
Meeting Time: **7:00 pm**

### 1. CITIZENS' FORUM

### 2. APPROVAL OF THE PRIOR MINUTES

- June 10, 2025 Regular Meeting Minutes

### 3. OLD BUSINESS

### 4. NEW BUSINESS

- A. 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 was continued from the June 10, 2025 Planning Board Meeting.)*
- B. 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 was continued from the June 10, 2025 Planning Board Meeting.)*
- C. 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 was continued from the June 10, 2025 Planning Board Meeting.)*
- D. Consideration and acceptance of a Minor Subdivision for 200 Sixth Street, LLC, Assessor's Map E, Lot 70-A, located at 200 Sixth Street, zoned IT. (Proposal is to create one (1) additional lot.) \*(SUBM-2025-0004)
- E. Consideration and acceptance of a Lot Line Adjustment for Waterside Land Holdings, LLC and Health J. Todd Revocable Trust, Assessor's Map M, Lots 91-E & 104, zoned R-40, located off Middle Road. (Proposal is to adjust the land amounts from M-91-E to M-104.) \*(LOTA-2025-0006)
- F. Consideration and acceptance of a Site Plan for Hoyle, Tanner and Associates, Inc., (Owner: Del Sol Dover, LLC), Assessor's Map G, Lot 2-1B, zoned CM, located off Crosby Road. (Proposal is to construct a ground-mounted solar facility with a gravel access drive.) \*(SITE-2025-0004)
- G. Consideration and acceptance of a Site Plan Amendment for Saint Thomas Aquinas High School & Roman Catholic Bishop of Manchester, Assessor's Map L, Lot 15, zoned R-20, located at 197 Dover Point Road. (Proposal is for the construction of a 6,306 s.f. chapel addition.) \*(WAIV-2025-0007)

### 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.