



CITY OF DOVER

DOVER CONSERVATION COMMISSION – AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, July 14th, 2025
Meeting Time: 5:30 pm

1. CALL TO ORDER AND ROLL CALL

2. CITIZEN'S FORUM

3. APPROVAL OF THE PRIOR SPECIAL MEETING MINUTES – June 16th, 2025

4. OLD BUSINESS

5. NEW BUSINESS

- A.** City of Dover Conditional Use Permit for Dover Development, LLC, Assessor's Map 40, Lot 25, zoned C, located at 52 Old Rochester Road. Proposal seeks to allow 44.15% impervious surface coverage within the Secondary Groundwater Protection District where 20% is allowed. Applicant is proposing the CUP as part of a mixed-use TDR Site Plan with 44 HUD-restricted housing units.
- B.** City of Dover Conditional Use Permit for McDonald's USA LLC (c/o Bohler), Assessor's Map H, Lot 4-3, located at 30 Grapevine Drive. Proposal seeks to allow construction of a new McDonald's restaurant and parking with impacts within the Wetland Protection District. The proposed activity results in approx. 7,630 s.f. of re-contouring and grading of land and the construction of parking lots within the 50' wetland buffer. There are no direct wetland impacts proposed.
- C.** City of Dover Conditional Use Permit for True North Development, LLC Assessor's Map 7, Lot 14, zoned R-20, located at 35 Boston Harbor Rd. Proposal seeks to allow Conservation District impacts for the construction of two single-family homes. Proposal includes temporary impacts related to underground utility installation and permanent impacts due to grading and drainage improvements totaling approx. 6,000 s.f. *[NHDES approvals were received and provided as part of this application per previous conditions set by the Conservation Commission]*
- D.** City of Dover Conditional Use Permit for Eric Latour, Assessor's Map B, Lot 18-43, zoned R-40, located at 28 Cornerstone Drive. Proposal seeks to allow wetland buffer impacts for the construction of a garage and small mudroom that will result in approx. 2,435 s.f. of buffer impacts from two overlapping wetland buffers. There are no direct wetland impacts proposed.
- E.** City of Dover Conditional Use Permit for Tina M. Sawtelle Assessor's Map B, Lot 1-C, zoned R-40, located at 476 Sixth Street. Proposal seeks to allow wetland buffer impacts and conservation district impacts for the expansion of an existing single-family home with approx. 216 s.f. of permanent wetland buffer impacts and approx. 150 s.f. of temporary buffer disturbance. There are no direct wetland impacts proposed.
- F.** City of Dover Conditional Use Permit for Summit Land Development, LLC, Assessor's Map G, Lot 2, zoned CM, located at Littleworth Road. Proposal seeks to allow approx. 16, 678 s.f. of wetland buffer impacts for the construction of an accessway and grading for the installation of a bioretention pond with internal reservoir. Applicant is proposing the CUP as part of the construction of a light industrial building. There are no direct wetland impacts proposed.

6. REPORT FROM THE CHAIR

- A.** Review of Correspondence Received from NH Department of Environmental Services

7. OTHER BUSINESS

- A.** Update from Forest Management Subcommittee
 - i. Ash Tree Info Walk

8. ADJOURNMENT