

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, July 22, 2025**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

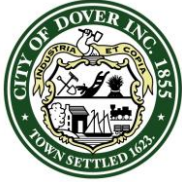
2. APPROVAL OF THE PRIOR MINUTES

- June 24, 2025 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a 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 six (6) units through TDR, for a total of sixteen (16) units.) *(TRAN-2025-0001)
- B. Consideration and acceptance of a Lot Line Adjustment for Stephen P. & Deborah H. Gitschier & Kathleen H. Gitschier, Assessor's Map 15, Lots 15 & 15-1, zoned G, located at 104 & 108 Rutland Street. *(LOTA-2025-0007)
- C. Consideration and acceptance of a Lot Line Adjustment for Timothy & Cheryl Lindsay Trust & The Lucille E. Richard Revocable Trust of 2000, zoned R-40, located at 4 & 10 Bay View Road. *(LOTA-2025-0008)
- D. ~~Consideration and acceptance of a Lot Line Adjustment for Nickerson Family Revocable Trust & Scott Gower, Dena Tremblay, Michael Taylor, Thomas Taylor, Jamie Gower, Douglas Gower, Assessor's Map 33, Lot 72 & 71-A, zoned R-12, located at 371 Washington Street & 3 Myra Avenue. *(LOTA-2025-0009)-The applicant requested to withdraw the application.~~
- E. Consideration and acceptance of a Conditional Use Permit for John Stephen Craig Revocable Trust & Judith Lapkin Craig Revocable Trust, Assessor's Map N, Lot 8-1-3, zoned R-40, located at 44 Saddle Trail Drive. (Proposal is to allow impacts totaling 566± s.f. within the Conservation District to allow for the construction of a 3.5' high retaining wall with stairs and a boardwalk.) *(COND-2025-0011)
- F. Consideration and acceptance of a Conditional Use Permit for James Welch, Assessor's Map 15, Lot 16, zoned G, located at 112 Rutland Street. (Proposal is to allow a garage to be built 50' from the front build-to-line.) *(COND-2025-0012)
- G. Consideration and acceptance of a Conditional Use Permit for True North Development, LLC, Assessor's Map 7, Lot 14, zoned R-20, located at 35 Boston Harbor Road. (Proposal is for site grading and drainage improvements and to install underground utilities to support the development of two (2) new single-family homes, resulting in ±6,000 s.f. of impact within the Conservation District.) *(COND-2025-0002)
- H. Consideration and acceptance of a Conditional Use Permit for Eric Latour, Assessor's Map B, Lot 18-43, zoned R-40, located at 28 Cornerstone Drive. (Proposal is to construct a garage with mudroom that will result in ±2,435 s.f. of impacts to the wetland buffers.) *(COND-2025-0008)
- I. Consideration and acceptance of a Conditional Use Permit for Summit Land Development, LLC, Assessor's Map G, Lot 2, zoned CM, located at Littleworth Road. (Proposal is for the construction of an access way and site grading for the installation of a bioretention pond that will result in wetland buffer impacts of 16,679± s.f.) *(COND-2025-0013)



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- J. Consideration and acceptance of a Site Plan for Summit Land Development, LLC Assessor's Map G, Lot 2, zoned CM, located at Littleworth Road. (Proposal is for the construction of a 26,880± s.f. light industrial building.)
*(SITE-2025-0007)
- K. Consideration and possible posting of 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. 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.