



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, July 22, 2025**
Meeting Time: **7:00 pm**

Members Present: Gina Cruikshank (Chair), Ken Mavrogeorge, George DeBoer, Deputy Mayor Dennis Shanahan (Councilor), Kyle Pimental, Jeff Sanborn, and Devon Dunn (Alternate)

Members Not Present (excused): Melina Gambino, Fergus Cullen (Councilor), Tom Clark, Doug Glennon (Vice-Chair), Tyler Allen (Alternate), and Eric Salovitch (Alternate)

Staff Present: Donna Benton, Planning Director

G. Cruikshank (Chair) called the meeting to order at 7:00p.m.

1. CITIZENS' FORUM

Citizens Forum Open

None

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- June 24, 2025 Regular Meeting Minutes

Motion: G. DeBoer moved to approve the regular meeting minutes of June 24, 2025. Seconded by: D. Shanahan. Vote: U/A

3. OLD BUSINESS

4. NEW BUSINESS

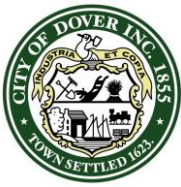
- A. Consideration and acceptance of a Transfer of Development Rights for 25 Dover Point, LLC, Assessor's Map K, Lot 35, zoned R-12, located at 25 Dover Point Road. (Proposal is to purchase six (6) units through TDR, for a total of sixteen (16) units.) *(TRAN-2025-0001)

D. Benton explained that the applicant is proposing a residential development with 16 total units in eight two-family buildings on a 2.58-acre parcel. Six of the units are being requested through TDR. The site currently has one single-family home and accessory structures, which would all be removed.

This is a revised plan from what was presented for consideration by the Planning Board in June, which proposed 21 total units with 14 through TDR. Zoning allows for TDR in this district, and the applicant has demonstrated that the base density for duplexes on this lot is 10 units. Since the applicant is now applying two-family density, the units being proposed through TDR must be two-family buildings. Staff has reviewed the revised proposal and provided an updated TDR memo. New abutter notices went out regarding the change in the previous request. Staff suggests re-opening the public hearing.

Motion: D. Shanahan moved to remove the item from the table. Seconded by: K. Mavrogeorge. Vote: U/A

FX Bruton, Bruton and Berube, along with Zach Leavitt and Kevin McEneaney, CivilWorks NE, represented the application and explained the proposal. He explained the location, zone, character of the neighborhood, revised proposal and how it differs from the proposal made previously- single family to duplexes and 21 units to 16 units. Additionally, no wetland buffers will be impacted and the applicant added a 30-foot, no-cut buffer to the project. He outlined the method used to determine the quantity of units requested based on abutting uses and the zone.



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Mr. Bruton and Mr. McEneaney addressed questions from the board regarding distance from Circle K, traffic implications, demolition of existing structures, timing of construction vs demolition, firetruck turn around hammerhead, and sewer easement location.

Public hearing re-opened.

No one spoke

Public hearing closed.

STAFF RECOMMENDATION – Transfer of Development Rights

§170-29 provides for additional density to be purchased through Transfer of Development Rights, provided that four criteria are met: The proposal is consistent with the Master Plan; is compatible with the land uses on neighboring lots; is created on property served by public water and sanitary sewer; and not seeking permitted relief caused by additional density.

The applicant continues to align with Land Use Goal LU 2.1 which encourages increasing density on vacant or underdeveloped parcels in already well-developed areas. Staff appreciates the preserved wetland buffers, 30-foot perimeter buffer, and revised layout with fewer units and two-family structures. However, staff still has concerns about density and feels 12-14 units would better match the neighborhood context and transition between zoning districts. Staff would also encourage added screening in the final design and supports a balanced approach that reflects nearby development patterns.

The Planning Department recommends the Planning Board make findings, and vote to allow up to 14 units on site, (with 4 units requested through TDR), by removing one of the proposed two-family structures to provide for more open space, flexibility in design and engineering, and improved compatibility with the surrounding neighborhood context.

Should the Board vote on the TDR request, the Planning Department recommends the Planning Board make findings, and vote on the number of units on site with the following subsequent conditions:

Subsequent Conditions prior to Granting TDR:

1. The Planning Board may decrease the number of TDR units granted after seeing a fully engineered/designed site plan.
2. A site plan is reviewed and endorsed by the Technical Review Committee and reviewed and conditionally approved by the Planning Board.
3. Payment of TDR fees.
4. A note added to the site plan that existing structures will be razed or existing single-family house may be converted in lieu of a proposed duplex structure.
5. A note be added to final site plan including the TDR relief granted.
6. Sewer easement/connection is acceptable to the City Engineer related to flow capacity and legal ability according to the City's legal counsel.

Chair Cruikshank noted she is appreciative of the changes to the proposal, is more comfortable with 12-14 units, but understands the board has a right to decrease the unit number at a later stage. K. Pimental agrees. The board discussed sewer, drainage, added open space benefit, design options for site layout, and unit count preferences.

Motion: K. Pimental moved to approve the Transfer of Development Rights application with the subsequent conditions set by staff. Seconded by K. Mavrogeorge. Vote: U/A



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- 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)

D. Benton explained that the Applicant is proposing a lot line adjustment to revise the lot lines between two abutting properties on Rutland Street, transferring about 1,217 square feet from 108 to 104-106 Rutland.

As the properties are in the Gateway District, which doesn't have a minimum lot size and bases dimensional requirements on the buildings rather than the lots, there are no zoning nonconformities with this request.

Kevin McEneaney, McEneaney Survey/CivilWorks NE represented the application and explained the request for lot line adjustment between abutting lots.

Motion: K. Pimental moved to accept the application and declared no regional impact. Seconded by: G. DeBoer. Vote: U/A

Public hearing opened.

No one spoke

Public hearing closed.

STAFF RECOMMENDATION – Lot Line Adjustment

Chapter 157-17 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

The Planning Department recommends the Planning Board make findings, and vote to approve the application with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds which additionally shall include:
 - 1.1. Planning File Number #LOTA-2025-0007
 - 1.2. The owners' signatures

Mr. McEneaney addressed the access easement remaining in place and removal of barn a few months ago.

Motion: G. DeBoer moved to approve the Lot Line Adjustment with the subsequent conditions. Seconded by J. Sanborn. Vote: U/A

- 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. Benton explained that the Applicant is proposing a lot line adjustment to revise the lot lines between two abutting properties on Bay View Road, transferring about 4,221 square feet from 10 Bay View to 4 Bay View.

Lot 10 is already conforming to zoning, while Lot 4 is undersized. This adjustment would increase the size of Lot 4, bringing it closer to conformity, which is supported by both staff and the zoning ordinance.



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Kevin McEneaney, McEneaney Survey/CivilWorks NE represented the application and explained the request for lot line adjustment between abutting lots. He addressed setback requirements for stand-alone accessory structures are met.

Motion: K. Pimental moved to accept the application and declared no regional impact. Seconded by: G. DeBoer
Vote: U/A

Public hearing opened.

No one spoke

Public hearing closed.

STAFF RECOMMENDATION – Lot Line Adjustment

Chapter 157-17 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

The Planning Department recommends the Planning Board make findings, and vote to approve the application with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds which additionally shall include:
 - 1.1. Planning File Number #LOTA-2025-0008
 - 1.2. The owners' signatures

Motion: D. Shanahan moved to approve the Lot Line Adjustment with the subsequent conditions. Seconded by G. DeBoer. Vote: U/A

- 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 Vice-Chair announced that the applicant requested to withdraw the application for Item D.

- 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)

D. Benton explained that the Applicant is proposing a 3.5-foot retaining wall with stairs to address steep slopes and erosion concerns, along with a boardwalk on piers. The project would result in a total of 566 square feet of permanent impacts and 4,922 square feet of temporary impacts within the Conservation District.

The Conservation Commission reviewed the proposal at a special meeting on June 16, 2025, and conditionally endorsed the proposal, excluding the boardwalk, finding that it would create avoidable, elective impacts.



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Furthermore, it was pointed out today that there may be previous work done by a previous owner that would have required a CUP that was not part of this request and therefore the Planning Department has revised their memo and added an additional condition to remedy that should it be a zoning violation.

Robbi Woodburn, Woodburn and Company and Glenn Griswold, Norway Plains, represented the application and explained the proposal for a retaining wall and vegetation.

She addressed questions from the board regarding drainage, slopes and state permits and noted the applicant is no longer proposing the boardwalk.

Motion: D. Shanahan moved to accept the application and declared no regional impact. Seconded by: G. DeBoer Vote: U/A

Public hearing opened.

No one spoke

Public hearing closed.

STAFF RECOMMENDATION – Conditional Use Permit, Conservation District

The Conservation District ordinance §170.27.C provides for Conditional Use Permits to allow impacts to the Conservation District if standards related to demonstration that the use is essential to the productive use of land, a soil erosion and sedimentation control plan is submitted, state and federal approvals have been applied for, and a written review by the Conservation Commission has been sought.

Planning Staff believes the applicant has met all the criteria outlined in §170.27.C. The project includes a retaining wall to mitigate erosion and proposes native plantings to offset lost vegetation. The applicant has applied for the necessary NH DES permitting, and the Conservation Commission reviewed and conditionally endorsed the project at its June 16, 2025 special meeting.

The Planning Department recommends the Planning Board make findings, and vote to approve the application with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to Issuance of a Conditional Use Permit:

1. Submit a copy of the approved NHDES Shoreland Permit to the Planning Department;
2. Provide physical and digital copies of complete plan set for final Planning Board signature which additionally shall include:
 - 2.1. Per Conservation Commission endorsement, the boardwalk element should be removed.
3. Applicant shall get proper relief for any previous impacts to the Conservation District, Wetlands, or Wetlands buffer.

Motion: G. DeBoer moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by J. Sanborn. Vote: U/A

- 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)

The Vice-Chair announced that following discussion with the applicant, staff requests a continuance to the August 26, 2025 meeting.



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Motion: K. Pimental moved to continue application to the August 26, 2025 meeting at 7pm. Seconded by G. DeBoer. Vote: U/A

- 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 $\pm 6,000$ s.f. of impact within the Conservation District.) *(COND-2025-0002)

D. Benton explained that the applicant is proposing to demolish and rebuild the existing single-family home and construct two additional homes. The two new single-family homes were previously approved through TDR by Planning Board on November 12, 2024. The two new homes are outside the Conservation District, but the existing home and related site work require a CUP due to 6,000 square feet of impacts for grading, drainage, utilities, and demolition.

The Conservation Commission initially requested NHDES review before making a decision. The applicant has since received Shoreland and Wetland Permits from NHDES, and the Conservation Commission endorsed the application at their July 14, 2025 meeting.

Jace Gregoire, CivilWorks NE, represented the application and explained the location, existing conditions, paved and gravel areas, reduced impervious areas, drainage, and impacts.

For the board he addressed the proposed reconstruction of the house and sidewalk reconstruction.

Motion: K. Pimental moved to accept the application and declared no regional impact. Seconded by: K. Mavrogeorge. Vote: U/A

Public hearing opened.

No one spoke

Public hearing closed.

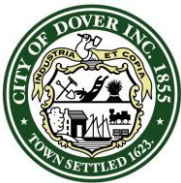
STAFF RECOMMENDATION – Conditional Use Permit, Conservation District

The Conservation District ordinance §170.27.C provides for Conditional Use Permits to allow impacts to the Conservation District if standards related to demonstration that the use is essential to the productive use of land, a soil erosion and sedimentation control plan is submitted, state and federal approvals have been applied for, and a written review by the Conservation Commission has been sought.

Planning Staff finds that the applicant has met all the criteria under §170-27.C. As discussed, the applicant has received the appropriate approvals through NHDES and Conservation Commission endorsement. The project involves redeveloping the site of an existing home with improvements to drainage, including two cross-culverts under Boston Harbor Road and graded swales to manage runoff. The proposal reduces impervious area by 577 square feet and includes erosion controls during construction. Disturbed areas will be loamed and seeded to restore vegetation.

The Planning Department recommends the Planning Board make findings, and vote to approve the application with a subsequent condition that a note be added that the sidewalk be reconstructed prior to the issuance of the Conditional Use Permit.

Motion: G. DeBoer moved to approve the Conditional Use Permit with the added condition by staff. Seconded by D. Shanahan. Vote: U/A



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- 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 $\pm 2,435$ s.f. of impacts to the wetland buffers.) *(COND-2025-0008)

D. Benton explained that the Applicant is proposing to construct an attached garage and mudroom on the south side of the single-family home at 28 Cornerstone Dr.

There are two identified wetlands onsite and the project is proposed within an overlapping buffer area. Construction activities will create approximately 2,435 square feet of impacts to the wetland buffers.

The Conservation Commission reviewed and endorsed the application at their July 14, 2025 meeting.

Glenn Griswold, Norway Plains, represented the application and explained the proposal and the impacts. He addressed questions from the board relating to the causes of wetlands B and wetlands A, and impacts.

Motion: K. Pimental moved to accept the application and declared no regional impact. Seconded by: G. DeBoer. Vote: U/A

Public hearing opened.

D. Benton read one email received from Tanya Davis of Cornerstone Dr.

Public hearing closed.

Mr. Griswold addressed public comment and board questions relating to wetland concerns, mitigation, discharge towards the new garage, and suggestion of a culvert or other solution to avoid runoff to the road.

STAFF RECOMMENDATION – Conditional Use Permit, Wetland Protection District

The Wetlands Protection District ordinance §170-28.F provides for Conditional Use Permits to allow impacts to the Wetlands Protection District if standards related to demonstration that no practicable alternative is available, impact avoidance was considered, impacts were minimized, mitigation has been sought, and approval of the wetlands impact from NHDES Wetlands Bureau has been granted.

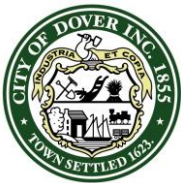
Planning Staff finds the applicant has met all criteria under §170-28.F. The project avoids direct wetland impacts, with impacts limited to the overlapping buffer areas. Disturbed areas will be reseeded after construction but as there are no wetland impacts, no mitigation or NHDES permitting is required. The Conservation Commission reviewed and endorsed the proposal.

The Planning Department recommends the Planning Board make findings, and vote to approve the application with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to Issuance of a Conditional Use Permit:

1. Submit a final site plan to the Planning Department that includes:
 - 1.1. Building setbacks
 - 1.2. LLS and CWS stamp and signature.
 - 1.3. Owner's signature.
2. Applicant shall obtain any zoning relief for setback as deemed necessary.

Motion: G. DeBoer moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by D. Shanahan. Vote: U/A



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The Vice-Chair announced Items I & J would be heard together.

- 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)
- 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)

D. Benton explained that the Applicant is proposing a 26,880 square foot light industrial building, along with 41 parking spaces, on a vacant parcel on Littleworth Road. Proposed site improvements include clearing, grading, drainage, and utility installation, with a single driveway access point on Littleworth Road. Littleworth Road is a state highway (Route 9) and the applicant has applied for a NHDOT Driveway Permit for this accessway.

To construct the access way and a bioretention pond, approximately 16,679 square feet of wetland buffer impacts are proposed. The building and parking are proposed outside wetland and buffer areas, with no direct wetland impacts.

The applicant is also requesting two waivers: one for relief from the minimum required street trees (proposing ten instead of eleven), and one to allow more than 50% of parking in front of the building.

The Technical Review Committee reviewed the plan on June 12, 2025, and the Conservation Commission endorsed the CUP related to wetland buffer impacts at their July 14, 2025 meeting.

Joe Griffin, CivilWorks NE, represented the application and explained the proposal for construction of a light industrial building and highlighted drainage, waivers requested, easements on the site and wetlands buffer impacts.

He and Chad Kageleiry, owner, answered questions from the board relating to landscaping, buffer from Littleworth rd. and emergency access.

Motion: K. Pimental moved to accept the applications and declared no regional impact. Seconded by: K. Mavrogeorge. Vote: U/A

Public hearing opened.

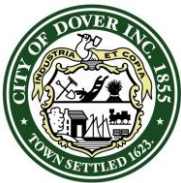
Bill G, Bluebird Storage noted they are in support of the proposal.

D. Benton summarized one email received from Lisa Nugent, 69 Littleworth Road.

Public hearing closed.

The applicant addressed public comment and discussed with the board whether there is a trend for growth in light manufacturing properties or not.

STAFF RECOMMENDATION – Conditional Use Permit, Wetland Protection District



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The Wetlands Protection District ordinance §170-28.F provides for Conditional Use Permits to allow impacts to the Wetlands Protection District if standards related to demonstration that no practicable alternative is available, impact avoidance was considered, impacts were minimized, mitigation has been sought, and approval of the wetlands impact from NHDES Wetlands Bureau has been granted.

Planning Staff finds that the applicant has met all criteria under §170-28.F. The project avoids direct wetland impacts, with buffer impacts limited to the access way, bioretention pond, and related grading. The building and parking are proposed upland of the wetlands and buffers. The design uses gentle slopes to minimize grading, and disturbed areas will be restored where possible. There are no wetland impacts, mitigation and NHDES permitting are not required, but the Conservation Commission reviewed and endorsed the proposal but requested that the plan specify the seed mix being proposed for reseeded.

The Planning Department recommends the Planning Board make findings, and vote to approve the application with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to Issuance of a Conditional Use Permit:

1. Approval of SITE-2025-0007;
2. Plan note added to specify seed mix types for all buffer areas proposed for restoration.

Motion: K. Pimental moved to approve the Conditional Use Permit with the subsequent conditions.
Seconded by: G. DeBoer. Vote: U/A

STAFF RECOMMENDATION - Waivers/Relief:

§153-21 of the Site Plan Review Regulations state the “Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

- (1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
- (2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.”

Planning Staff believes the applicant’s rationale for the waiver meets criterion (2) and waiving such standards and requirements will properly carry out the spirit and intent of the regulations.

The Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to grant the waiver with the following subsequent condition:

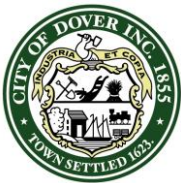
Subsequent Condition to be Met Prior to the Signing of the Plans:

1. Add a note that the Planning Board found the criteria of Chapter 153-21 have been met and the Board approved the following waivers:
§153-14G(1)(f), Minimum landscaping along roadway
§153-14K(1)(a), Allowed percentage of parking spaces in front of the building

Motion: D. Shanahan moved to grant the waiver requests with the subsequent condition set by staff as it meets criteria for relief. Seconded by: K. Mavrogeorge. Vote: U/A

STAFF RECOMMENDATION- Site Plan:

Chapter 153-13 outlines Site development plan requirements. This plan meets those standards outlined. Therefore, the Planning Department recommends that the Planning Board make the necessary and



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supporting findings of fact, and vote to approve the Site Plan with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Approval of COND-2025-0013;
2. Revised current use plan submitted to the City Assessor;
3. Demonstrate that the project meets the solar/green roof requirements in accordance with Chapter 170 or variance is granted. If amended, applicant shall work with the Planning Department to address compliance with the current standard;
4. Confirm with the City Engineer the water main extension sizing, location, and final design details;
5. Confirm with the Building Official that the design of EV spaces meets ADA compliance requirements;
6. Applicant shall provide proof that DBIDA signs off that the architectural design meets the Development Agreement and RCM zoning.
7. Provide physical and digital copies (including CAD) of complete plan set for final Planning Board signature which additionally shall include:
 - 7.1. Owner's signatures;
 - 7.2. Professional stamps and signatures;
 - 7.3. Plan note specifying seed mix types for all buffer areas proposed for restoration;
 - 7.4. Show access easement on plan

Subsequent Conditions to Be Met Prior to Construction:

8. City's standard site construction sign with the contact information for the general contractor must be displayed in a location approved by the City Engineer or Planning Director;
9. Wetland buffer placards are installed;

Subsequent Condition to Be Met Prior to Building Permit:

10. Payment of Water and Sewer Investment Fees if applicable at time of request of service;

Subsequent Conditions to Be Met Prior to Occupancy:

11. Satisfy any owed Land Use Change Tax obligations, or provide written documentation from the City Assessor confirming an alternative timeline has been reached to address any outstanding fees;
12. Issuance of Certificate of Occupancy;
13. Surety or other form of security acceptable to the City is provided for any unfinished work;
14. Wetland buffer placards are still in place or replaced per the plan;
15. Design engineer to submit a construction certification letter to the City ensuring construction was completed in accordance with the plans and specifications approved by the City of Dover.

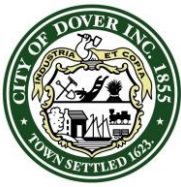
Motion: J. Sanborn moved to approve the Site Plan with the subsequent conditions set by staff. Seconded by K. Mavrogeorge. Vote: U/A

- 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*.

D. Benton provided an overview of the proposed amendments, purpose for review and timeline and steps in the process.

K. Pimental noted Dover is in a great position with regards to the recent zoning changes in the legislature due to staff's forward thinking. Many other towns will have to make a lot of changes in the coming years.

Public hearing opened.



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Aaron Williams, 51 Sixth St represents Strong Town Seacoast, an advocacy group focused on safe streets and resilient cities. Two of their focuses are removing biases towards automobiles and removing barriers from constructing new housing. He addressed both, noting support of the amendments which reduce parking minimums. He further recommended allowing triplexes in the zone without need for a special exception.

Eric Leaver, 42 Main St and member of Strong Town Seacoast supports the proposed amendments regarding reducing the parking minimums.

Public hearing closed.

D. Benton addressed public comment.

Motion: D. Shanahan moved to post the amendments as presented and discussed. Seconded by: K. Mavrogeorge. Vote: U/A

5. STAFF COMMENT

- Welcomed new Planning Board member Devon Dunn
- TRC items since last meeting:
 - June 26th: Site Plan Amendment, proposal to amend Building 2 of the previously approved McIntosh Drive development. Proposal includes 20 additional residential units in Building 2.
 - June 26th: Site Plan Amendment, proposal to amend Building F, as part of the waterfront development. Proposal includes architectural changes, 20 additional parking spaces, and an increased building footprint.
- Upcoming TRC items:
 - July 24th: TDR Site Plan, residential proposal to construct ten, two-family dwellings on a private road.
- Next meeting August 26th

6. MEMBER COMMENTS

- K. Pimental
 - Cochecho Arts Festival
- The Chair signed the following:
 - Lot Line Adjustment on Zeland Drive.
 - Lot Line Adjustment on Middle Road.
 - Minor Subdivision on Rutland Street.

7. ADJOURNMENT

Motion: G. DeBoer to adjourn at 9:00 p.m. Seconded by K. Mavrogeorge. Vote: U/A