

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, August 11, 2025
Meeting Time: **5:30 pm**

1. CALL TO ORDER AND ROLL CALL

2. CITIZEN’S FORUM

3. APPROVAL OF THE PRIOR MEETING MINUTES – July 14, 2025

4. OLD BUSINESS

5. NEW BUSINESS

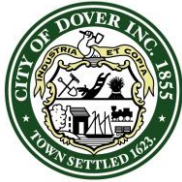
- A.** Conditional Use Permit for Tina M. Sawtelle Assessor’s Map B, Lot 1-C, zoned R-40, located at 476 Sixth Street. Proposal seeks to allow wetland buffer impacts and conservation district impacts for the expansion of an existing single-family home with approx. 216 s.f. of permanent wetland buffer impacts and approx. 150 s.f. of temporary buffer disturbance. There are no direct wetland impacts proposed.
- B.** City of Dover Conditional Use Permit for City of Dover, c/o Cathartes and Tighe & Bond. Assessor’s Map 22, Lot 1-7, zoned CWD (Cochecho Waterfront District) located at 40 River St. Proposal seeks to allow wetland buffer impacts as part of a Site Plan Amendment for the construction of the Cochecho Waterfront Development Building F. Proposed permanent buffer impacts are 587 s.f. with temporary buffer impacts proposed at 2,674 s.f.
- C.** City of Dover Conditional Use Permit for City of Dover, c/o Tighe & Bond and Dover School District. Assessor’s Map H, Lot 12, zoned R-20, located at 25 Alumni Drive. Proposal seeks to allow for temporary and permanent impacts to the wetland buffer for the renovation of the Dover High School Athletic Complex. Proposed permanent buffer impacts of 378 s.f. and proposed temporary buffer impacts of 1,230 s.f.
- D.** City of Dover Conditional Use Permit for City of Dover, c/o Tighe & Bond and Dover School District. Assessor’s Map H, Lot 12, zoned R-20, located at 25 Alumni Drive. Proposal seeks to allow relief from the Secondary Groundwater Protection District for development that creates more than 20% impervious surface for the renovation of the Dover High School Athletic Complex.
- E.** Conceptual Conditional use Permit for Liberty Mutual, c/o Brady Sullivan properties, LLC. Assessor’s Map E, Lot 24, zoned IT located at 50,100,150 Liberty Way. Proposal is to consider conceptual environmental impacts on a yield plan. *Yield plan will be used to determine density for future development.*
- F.** City of Dover Conditional Use Permit for The Stabile Companies. Assessor’s Map 35, Lot 64, zoned R-12, located at 141 Sixth Street. Proposal seeks to allow 35.15% impervious where 20% max is allowed within the secondary groundwater for the construction of a residential development. *Eight (8) units were approved through Transfer of Development Rights (TDR) for a proposed total of twenty units, where twelve units are allowed by right.*

6. REPORT FROM THE CHAIR

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

7. OTHER BUSINESS

- A.** Sixth Street Culvert – Signature needed
- B.** Update from Forest Management Subcommittee
- C.** Conservation Commission Training Assessment: Abigail Lyon



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D. Conversation with DBIDA- Tentative Meeting August 14th

8. ADJOURNMENT