

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, August 26, 2025**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

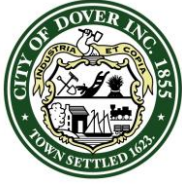
2. APPROVAL OF THE PRIOR MINUTES

- July 22, 2025 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and public hearing of amendments to the City Code, Chapter 170, entitled Zoning. The full text of the amendments is available in Planning Dept. & at www.dover.nh.gov located on the Planning and Community Development webpage.*
- B. 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) *(Continued from the July 22, 2025 Planning Board meeting)*
- C. Consideration and acceptance of a Conditional Use Permit for City of Dover, c/o Cathartes and Tighe & Bond, Map 22, Lot 1-7, zoned CWD, located at 40 River Street. (Proposal is for approximately 578 s.f. of permanent impacts within the 50' wetland buffer as a result of the proposed Site Plan Amendment for the construction of the Cochecho Waterfront Development Building F. *(COND-2025-0017)
- D. Consideration and acceptance of a Site Plan Amendment for City of Dover, c/o Cathartes and Tighe & Bond, Map 22, Lot 1-7, zoned CWD, located at 40 River Street. (Proposal is to amend plans for the previously approved 5-story multi-family structure, identified as Building F, as part of Phase 2 of the waterfront development. Proposed revisions include an increased building footprint, (from 16,025 s.f. to 17,504 s.f.), one additional residential unit, (43 total), 20 more off-street parking spaces, (80 total), architectural façade changes, and a new communal roof deck.) *(WAIV-2025-0005)
- E. Consideration and acceptance of a Minor Subdivision for Tyler D. & Kathryn R. Goodwin, Assessor's Map 10, Lot 2-C, zoned R-12, located at 49 Prospect Street. (Proposal is for a Minor Subdivision creating one (1) new lot.) *(SUBM-2025-0005)
- F. Consideration and acceptance of a Transfer of Development Rights for Dover Development, LLC 80 %, Robert V. Paolini 20%, Assessor's Map 40, Lot 25, zoned C, located at 52 Old Rochester Road. (Proposal is to request thirty (30) units through TDR, for a total of forty-four (44) units restricted to HUD Fair Market Rental Rates.) *(TRAN-2024-0010)
- G. Consideration and acceptance of a Conditional Use Permit for Dover Development, LLC 80%, Robert V. Paolini 20%, Assessor's Map 40, Lot 25, zoned C, located at 52 Old Rochester Road. (Proposal is to allow 44.15% impervious surface coverage within the Secondary Groundwater Protection District where 20% is allowed.) *(COND-2024-0019)
- H. Consideration and acceptance of a Site Plan for Dover Development, LLC 80%, Robert V. Paolini, 20%, Assessor's Map 40, Lot 25, zoned C, located at 52 Old Rochester Road. (Proposal is for the construction of three mixed-use structures with a combined total of approximately 8,700 s.f. of commercial space and 44 residential units.) *(SITE-2024-0009)



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- I. Consideration and acceptance of a Conditional Use Permit for Bohler Engineering (Owner: VC Dover Investments, LLC), Assessor's Map H, Lot 4-3, zoned C, located at 30 Grapevine Drive. (Proposal is for approximately 7,630 s.f. of permanent impacts within the 50' wetland buffer as a result of the proposed construction of a McDonald's restaurant and associated parking.) *(COND-2025-0005)
- J. Consideration and acceptance of a Conditional Use Permit for Bohler Engineering (Owner: VC Dover Investments, LLC), Assessor's Map H, Lot 4-3, zoned C, located at 30 Grapevine Drive. (Proposal is to allow 37 parking spaces where 13 parking spaces are allowed as part of the proposed construction of a McDonald's restaurant.) *(COND-2025-0004)
- K. Consideration and acceptance of a Site Plan for Bohler Engineering, (Owner: VC Dover Investments, LLC), Assessor's Map H, Lot 4-3, zoned C*, located at 30 Grapevine Drive. (Proposal is for the construction of a $\pm$ 3,694 s.f. McDonald's restaurant with a side-by-side drive-thru and 37 parking spaces.) *(SITE-2024-0020)

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. 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, 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.