



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, September 23, 2025**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- September 9, 2025 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Site Plan Amendment for McIntosh Dover, LLC, Assessor's Map 13, Lot 23, zoned G, located at 11 McIntosh Drive. (Proposal is to amend plans for Building 2 as part of the previously approved development proposal at McIntosh Drive. Proposal includes an increase in 20 residential units from 39 to 59, and adding 25 underground parking spaces and a 2-story amenities space in place of a clubhouse.) *(WAIV-2025-0006)
- B. Consideration and acceptance of a Conditional Use Permit for Richardson Estates of Dover, LLC, Assessor's Map 35, Lot 64, zoned R-12, located at 141 Sixth Street. (Proposal seeks to allow approximately 35% impervious surface coverage where 20% max is allowed within the Secondary Groundwater Protection District.) *(COND-2025-0015)
- C. Consideration and acceptance of a Site Plan for Richardson Estates of Dover, LLC, Assessor's Map 35, Lots 64, zoned R-12, located at 141 Sixth Street. (Proposal is to construct ten (10), two-family dwelling units on a private road.) *(SITE-2025-0010)
- D. Consideration and acceptance of a Conditional Use Permit for the City of Dover, Assessor's Map H, Lot 12, zoned R-20, located at 25 Alumni Drive. (Proposal is for approximately 378 s.f. of permanent impacts within the 50' wetland buffer as a result of the proposed renovation of the Dover High School Athletic Complex.) *(COND-2025-0018)
- E. Consideration and acceptance of a Conditional Use Permit for the City of Dover, 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 proposed renovation of the Dover High School Athletic Complex.) *(COND-2025-0020)
- F. Consideration and acceptance of Site Plan Amendment for the City of Dover, Assessor's Map H, Lot 12, zoned R-20, located at 25 Alumni Drive. (Proposal is for the reconstruction of the Dover High School Athletic Complex.) *(WAIV-2025-0010)

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.