



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, October 14, 2025**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- September 23, 2025 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of 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 overlapping impacts to wetland buffers and the Conservation District for an expansion of an existing single-family home with approx. 181 s.f. of permanent wetland buffer impacts and approx. 554 s.f. of temporary buffer disturbance.) *(COND-2025-0014)
- B. Consideration and acceptance of an Amendment to a previously approved TDR Subdivision/Site Plan for 5 Sherman Street, LLC (Owners: 5 Sherman Street, LLC, Cory J. Wright and Shelby K. Cheever, & Jameson and Caitlin Lassar), Assessor's Map H, Lots 50-3, 50-8, and 46-1. Zoned R-40, located at 10 and 11 Banner Drive and 9 Sophie Drive. (Proposal seeks to amend the 1,400-square-foot size restriction for the subject properties as set in the previously approved plans [P21-87].) *(WAIV-2025-0011)
- C. Consideration and possible posting on the proposed Amendments regarding Chapter 153 (Site Plan Regulations) in relation to the requirements of NH House Bill 413 regarding vesting period for approved plans. 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. Consideration and possible posting on the proposed Amendments regarding Chapter 157 (Land Subdivision Regulations) in relation to the requirements of NH House Bill 413 regarding vesting period for approved plans. 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.