



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 28, 2025**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- October 14, 2025 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Public hearing and possible recommendation on the City's proposed Capital Improvements Program (CIP) FY 2027-2032. The CIP can be found on the City website at www.dover.nh.gov and in the Library, City Clerk's office, and the Planning Department. *
- B. Consideration and acceptance of a Conditional Use Permit for Krystian Kozlowski, Assessor's Map 24, Lot 74, zoned Gateway, located at 94 Portland Avenue. (Proposal is to allow relief from the front build-to-line requirement, in order to construct a new detached single-family dwelling on a parcel with an existing two-family dwelling.) *(COND-2025-0025)
- C. Consideration and acceptance of a Conditional Use Permit for Rossignol Family Revocable Trust of 2016, Assessor's Map 7, Lot 6, zoned R-20, located at 13 ½ Boston Harbor Road. (Proposal is to raise and modify the existing home which would result in approximately 869 square feet of temporary impacts and 75 square feet of permanent impacts within the Conservation District.) *(COND-2025-0022)
- D. Consideration and acceptance of a Lot Line Adjustment for Drew Family Revocable Trust and Wendy E & Scott D. Drew, Assessor's Map F, Lots 8 & 8-C, zoned R-40, located at Tolend Road & 276 Tolend Road. (Proposal is to adjust the lot lines between the two (2) parcels.) *(LOTA-2025-0010)
- E. Consideration and acceptance of a Minor Subdivision for Wendy E. & Scott D. Drew, Assessor's Map E, Lot 39, zoned R-40, located at 19 Watson Road. (Proposal is to subdivide the existing lot to make one (1) new lot.) *(SUBM-2025-0006)
- F. Consideration and acceptance of a Site Plan for 200 Sixth Street, LLC, Assessor's Map E, Lot 70-C, zoned IT, located at 200 Sixth Street. (Proposal is to construct an approximately 2,500 square foot Comcast Switching Facility with a paved accessway.) *(SITE-2025-0015)
- G. Public hearing and possible adoption of 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. *
- H. Public hearing and possible adoption of 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.