

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, December 9, 2025**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

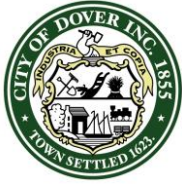
2. APPROVAL OF THE PRIOR MINUTES

- November 18, 2025 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- Consideration and acceptance of a Minor Subdivision for Ryan A. Hardin & Melissa L. Wheeler, Assessor's Map A, Lot 18-B, zoned R-12, located at 143 Long Hill Road. (Proposal is for a minor subdivision creating one (1) new lot.) *(SUBM-2025-0007)
- ~~Consideration and acceptance of a Minor Subdivision for Diversified Building and Maintenance, LLC, Assessor's Map 25, Lot 46, zoned R-12 & G, located at 6 Granite Street. (Proposal is for a minor subdivision creating one (1) new lot.) *(SUBM-2025-0008) [This item has been continued to the January 27, 2026 Planning Board Meeting.]~~
- Consideration and acceptance of a Lot Line Adjustment for Paula J. Revocable Trust & Charles N. Panasis Revocable Trust, Map L, Lots 105-F & 105-B, zoned R-20, located at 280A Dover Point Road & Dover Point Road. *(LOTA-2025-0011)
- Consideration and acceptance of a Lot Line Adjustment for Emily Mae Corey & Eddie Ernest Fernandez and Brian S. & Sarah Gennaco, Map M, Lots 68-A & 68-B, zoned R-20, located at 126 Dover Point Road and 19 Tuttle Lane. *(LOTA-2025-0012)
- Consideration and acceptance of a Conditional Use Permit for Lori Flex & William David Goldenthal, Assessor's Map N, Lot 8-1-8, zoned R-40, located at Saddle Trail Drive. (Proposal is for the construction of a single-family home within the Conservation District due to the amount of impacts, approximately 10,997 square feet, within an area containing slopes greater than 20%.) *(COND-2025-0027)
- Consideration and acceptance of a Conditional Use Permit for Summit Land Development, LLC (Owners: 16 Industrial Park, LLC) Assessor's Map G, Lot 4, zoned CM, located at 14 Industrial Park Road. (Proposal is to construct a warehouse and addition with a total impact of approx. 6,073 s.f. to wetland buffers in the Wetland Protection District. *(COND-2025-0026)
- Consideration and acceptance of a Site Plan for Summit Land Development, LLC (Owners: 16 Industrial Park, LLC) Assessor's Map G, Lot 4, zoned CM, located at 14 Industrial Park Road. (Proposal is to construct an approx. 14,560 s.f. warehouse and an approx. 6,200 s.f. addition to the existing structure.) *(SITE-2025-0017)
- ~~Consideration and acceptance of a Conditional Use Permit for Hawkins Family Revocable Trust, Assessor's Map 30, Lot 89, zoned CBD-M, located at 33 Sixth Street. (Proposal is to remodel the interior of the existing structure and utilize it as a two-unit residential building, where residential units are not allowed by right due to the lot size.) *(COND-2025-0028) [This item has been continued to the January 27, 2026 Planning Board Meeting.]~~
- ~~Consideration and acceptance of a Conditional Use Permit for Hawkins Family Revocable Trust, Assessor's Map 30, Lot 89, zoned CBD-M, located at 33 Sixth Street. (Proposal is to remodel the interior of the existing structure and utilize it solely for residential use, where a commercial use on the ground floor is required.) *(COND-2025-0033) [This item has been continued to the January 27, 2026 Planning Board Meeting.]~~



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- J. Consideration and acceptance of a Conditional Use Permit for James Farrell Construction, LLC (Owner: Renewed Homes, LLC) Assessor's Map 15, Lot 81, zoned G, located at 13 Monroe Street. (Proposal is to allow for increased density to four (4) units, where three (3) are allowed by right in the Gateway District). *(COND-2025-0029)
- K. Consideration and acceptance of a Site Plan Amendment for Jones & Beach Engineering (Owners: The Dover Condominium & Essential Properties, LLC), Assessor's Map 38 & 37, Lots 6-A & 24, zoned C, located at 851-888 & 829-833 Central Avenue. (Proposal is to convert former department store to a fitness facility consisting of 10 pickleball courts and fitness areas with a 24' wide driveway connection between the two parcels.) *(WAIV-2025-0012)
- L. Consideration and acceptance of a Conditional Use Permit for 914 Central Avenue, LLC, Assessor's Map 38, Lot 20, zoned C, located at 914 Central Avenue. (Proposal is to redevelop the site and construct a childcare facility, resulting in an approximate 1% increase in impervious surface area from existing conditions, for a total of about 45% impervious coverage within the Secondary Groundwater Protection District.) *(COND-2025-0023)
- M. Consideration and acceptance of Site Plan for Civilworks New England, c/o InSite Development Services, LLC (Owner: 914 Central Avenue, LLC), Assessor's Map 38, Lot 20, zoned C, located at 914 Central Avenue. (Proposal is to construct a 10,075 s.f. childcare facility.) *(SITE-2025-0016)

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.