



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, January 27, 2026
Meeting Time:	7:00 pm

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- January 13, 2026 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- 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 was continued from the December 9, 2025 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 was continued from the December 9, 2025 Planning Board Meeting)*
- Consideration and acceptance of a Conditional Use Permit for Sibylle J. Carlson Trust, Assessor's Map 31, Lot 46, zoned CBD-G, located at 18 Fifth Street. (Proposal is to convert the first-floor office space to a residential unit.) *(COND-2026-0001)
- Consideration and acceptance of a Lot Line Adjustment for JSR, LLC, Assessor's Map D, Lots 11-5 & 11-5-SND, zoned IT, located at Venture Drive. *(LOTA-2025-0013)
- Consideration and acceptance of a Lot Line Adjustment for Frances L. Hoginski Living Revocable Trust and Karen Wendell & Doyle F. Skeels, Assessor's Map L, Lots 95-X and 95-Z, zoned R-20, located at Dover Point Road. *(LOTA-2025-0014)
- ~~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 requested to be continued to the February 10, 2026 Planning Board meeting.)*~~
- Consideration and acceptance of a Transfer of Development Rights (TDR), Assessor's Map 4, Lot 68, zoned RM-U, located at 15 New York Street. (Proposal is to request one (1) unit through TDR, resulting in a total of three (3) residential units, with one unit restricted to HUD Fair Market Rental Rates.) *(TRAN-2026-0001)
- Consideration and acceptance Site Review for 5 Sherman Street, LLC, Assessor's Map 19, Lot 8, zoned R-12, located at 103 Court Street. (Proposal is to maintain an existing single-family dwelling and construct four (4) new single-family homes for a total of five (5) dwelling units with two (2) of the new single-family homes size-restricted to 1,400 square feet each.) (SITE-2024-0012)

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.